

LINCOLN CHARTER TOWNSHIP



2026 RESIDENTIAL LAND ANALYSIS

12401 - AB CLASS HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND 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	Effect. 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
12-3060-0010-00-4	2655 HERITAGE	04/22/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,600	44.89	\$121,119	\$135,000	\$114,403	183.0	317.0	1.23	1.23	\$738	\$109,756	\$2.52	171.00	12401	3425/0527		12401.A & B+ CLASS HOMES	0	1	7/31/2024	402	STANDARD LOT	
12-3060-0012-00-7	2677 HERITAGE	04/07/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,700	41.21	\$115,480	\$140,000	\$108,764	174.0	225.0	1.08	1.08	\$804	\$129,390	\$2.97	169.00	12401	3402/0994		12401.A & B+ CLASS HOMES	0	1	7/31/2024	402	STANDARD LOT	
Totals:						\$275,000			\$275,000		\$236,599		357.1	2.31	2.31														
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SALES NOT USED

12401 - AB CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - IMPROVED LAND 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/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libre/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0700-0001-00-0	2891 BLUE RIDGE	05/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$207,100	43.15	\$414,244	\$119,429	\$53,673	101.0	132.0	0.34	0.34	\$1,182	\$349,208	\$8.02	113.00	12401	3427/3547		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
12-2350-0003-00-4	3743 FOX CROSSING	08/05/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$262,400	41.65	\$524,715	\$168,164	\$62,879	100.6	136.0	0.34	0.34	\$1,671	\$490,274	\$11.26	110.00	12401	3431/2980		12401.A & B+ CLASS HOMES	0	1	5/30/2024	401	STANDARD LOT	
12-2350-0007-00-0	3811 FOX CROSSING	04/10/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$292,100	54.60	\$584,111	\$14,111	\$63,222	101.2	136.0	0.35	0.35	\$139	\$40,666	\$0.93	111.00	12401	3402/0481		12401.A & B+ CLASS HOMES	0	1	11/22/2022	401	STANDARD LOT	
12-2350-0013-00-0	3726 FOX CROSSING	08/13/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$233,700	48.19	\$467,318	\$81,369	\$63,687	101.9	128.0	0.34	0.34	\$799	\$236,538	\$5.43	117.00	12401	3432/1388		12401.A & B+ CLASS HOMES	0	1	3/22/2017	401	STANDARD LOT	
12-2351-0024-00-0	1961 FOX PRAIRIE	02/13/25	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$308,900	44.45	\$617,784	\$142,609	\$65,393	104.6	150.0	0.38	0.38	\$1,363	\$376,277	\$8.64	110.00	12401	3444/1425		12401.A & B+ CLASS HOMES	0	0	10/14/2024	401	STANDARD LOT	
12-2351-0031-00-0	3988 FOX WOODS	04/21/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$296,500	51.12	\$592,985	\$53,472	\$66,457	106.3	150.0	0.39	0.39	\$503	\$137,460	\$3.16	113.00	12401	3402/4318		12401.A & B+ CLASS HOMES	0	1	4/4/2023	401	STANDARD LOT	
12-2351-0038-00-0	3911 FOX CROSSING	02/02/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$288,200	51.46	\$576,418	\$52,651	\$69,069	110.5	108.0	0.37	0.37	\$476	\$141,535	\$3.25	150.00	12401	3420/1381		12401.A & B+ CLASS HOMES	0	0	9/29/2023	401	STANDARD LOT	
12-2353-0057-00-0	1869 FOX PRAIRIE	10/18/23	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$267,200	50.61	\$534,425	\$60,032	\$66,457	106.3	150.0	0.39	0.39	\$565	\$154,324	\$3.54	113.00	12401	3414/3349		12401.A & B+ CLASS HOMES	0	0	8/18/2021	401	STANDARD LOT	
12-2900-0002-00-0	1331 OLD FARM LANE	04/05/24	\$664,510	WD	03-ARM'S LENGTH	\$664,510	\$274,800	45.46	\$549,512	\$116,039	\$61,041	97.7	236.0	0.39	0.39	\$1,188	\$295,265	\$6.78	72.50	12401	3424/0825		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2900-0005-00-0	1371 OLD FARM LANE	10/18/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$200,600	43.61	\$401,196	\$120,041	\$61,237	98.0	172.0	0.36	0.36	\$3,225	\$338,144	\$7.76	90.00	12401	3437/0332		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2900-0006-00-5	1383 OLD FARM LANE	08/02/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$242,700	52.76	\$485,344	\$37,011	\$62,355	99.8	177.0	0.37	0.37	\$371	\$100,030	\$2.30	91.00	12401	3409/2626		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2901-0021-00-2	1488 OLD FARM LANE	06/28/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$245,900	42.40	\$491,774	\$153,492	\$65,266	104.4	168.0	0.45	0.45	\$1,470	\$338,834	\$7.78	70.00	12401	3407/1867		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2901-0026-00-4	1439 OLD FARM LANE	07/06/23	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$245,800	47.82	\$491,646	\$94,150	\$71,796	114.9	256.0	0.53	0.53	\$820	\$177,977	\$4.09	90.00	12401	3407/2881		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-3060-0033-00-4	2597 JEFFERSON DRIVE	11/08/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$262,700	44.15	\$525,361	\$147,274	\$77,635	124.2	210.0	0.56	0.56	\$1,186	\$261,124	\$5.99	117.00	12401	3438/3583		12401.A & B+ CLASS HOMES	0	1	9/18/2024	401	STANDARD LOT	
12-3060-0043-00-0	2574 JEFFERSON DRIVE	06/15/23	\$932,500	WD	03-ARM'S LENGTH	\$932,500	\$450,000	48.26	\$900,007	\$100,631	\$68,138	109.0	164.0	0.42	0.42	\$923	\$240,744	\$5.53	111.00	12401	3406/1393		12401.A & B+ CLASS HOMES	0	1	7/31/2024	401	STANDARD LOT	
12-3216-0001-00-1	2072 HIDDEN PINES TRAIL	06/27/24	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$274,300	53.89	\$548,592	\$32,444	\$72,036	115.3	147.0	0.32	0.44	\$281	\$102,671	\$2.36	131.00	12401	3438/4105		12401.A & B+ CLASS HOMES	0	1	6/5/2024	401	STANDARD LOT	
12-3216-0014-00-5	1937 N DONNA	06/13/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$351,900	54.14	\$703,865	\$9,357	\$63,222	101.2	136.0	0.35	0.35	\$93	\$26,965	\$0.62	111.00	12401	3426/0413		12401.A & B+ CLASS HOMES	0	1	3/27/2024	401	STANDARD LOT	
12-3216-0022-00-8	1982 HIDDEN PINES TRAIL	07/31/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$277,600	47.86	\$555,292	\$85,610	\$60,902	97.4	154.0	0.34	0.34	\$879	\$252,537	\$5.80	96.00	12401	3431/1310		12401.A & B+ CLASS HOMES	0	1	6/10/2024	401	STANDARD LOT	
12-3216-0026-00-3	1924 HIDDEN PINES TRAIL	12/27/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$289,400	48.23	\$578,878	\$86,990	\$65,868	105.4	163.0	0.44	0.44	\$825	\$197,705	\$4.54	81.00	12401	3441/4237		12401.A & B+ CLASS HOMES	0	1	10/7/2024	401	STANDARD LOT	
12-5630-0019-00-0	1558 CARDINAL	11/07/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$218,100	52.55	\$436,113	\$45,237	\$66,350	106.2	140.0	0.38	0.38	\$426	\$119,359	\$2.74	118.00	12401	3439/0547		12401.A & B+ CLASS HOMES	0	1	5/13/2024	401	STANDARD LOT	
12-6950-0023-00-5	2746 SANCTUARY DRIVE	02/20/24	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$468,500	54.16	\$936,953	\$4,831	\$76,784	122.9	185.0	0.53	0.53	\$39	\$9,098	\$0.21	125.00	12401	3421/0228		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
12-6950-0031-00-4	2693 SANCTUARY DRIVE	07/26/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$317,100	50.33	\$634,298	\$62,806	\$67,104	107.4	178.4	0.42	0.42	\$585	\$149,895	\$3.44	102.30	12401	3409/0930		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
12-6950-0036-00-0	2621 SANCTUARY DRIVE	07/01/24	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$267,200	45.30	\$534,435	\$142,774	\$87,309	139.7	170.5	0.64	0.64	\$1,022	\$223,084	\$5.12	163.50	12401	3429/1392		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
Totals:						\$13,477,910	\$6,542,700		\$13,085,266	\$1,930,524	\$1,537,880	2,475.8		9.40	9.52														
							Sale. Ratio =>	48.54																					
							Std. Dev. =>	4.16			Average per FF=>	\$780		Average per Net Acre=>	205,418.60			Average per SqFt=>	\$4.72										

SALES NOT USED																													
12-5500-0003-00-7	5370 NORTH ALPINE RIDGE	10/17/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$351,900	70.38	\$703,718	(\$127,756)	\$75,962	152.8	346.0	0.91	0.91	(\$836)	(\$139,930)	(\$3.21)	115.00	12401	3437/0672		12401.A & B+ CLASS HOMES	0	1	10/2/2023	410	STANDARD LOT	NEGATIVE LAND RESIDUAL
12-6950-0013-00-0	4387 STEWART	03/26/25	\$677,000	WD	03-ARM'S LENGTH	\$677,000	\$250,400	36.99	\$500,771	\$249,003	\$72,774	116.4	141.0	0.44	0.44	\$2,138	\$562,084	\$12.90	137.00	12401	3447/0184		12401.A & B+ CLASS HOMES	0	1	1/20/2025	401	STANDARD LOT	OUTLIER
12-3060-0007-00-3	2603 HERITAGE	06/20/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$438,800	48.22	\$877,601	\$141,580	\$109,181	174.7	379.0	1.20	1.20	\$810	\$118,378	\$2.72	143.00	12401	3406/2554		12401.A & B+ CLASS HOMES	0	1	7/31/2024	401	STANDARD LOT	LARGER THAN STANDARD LOT
12-3060-0009-00-6	2641 HERITAGE	10/04/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$575,100	52.28	\$1,150,151	\$63,328	\$113,479	181.6	380.0	1.03	1.03	\$349	\$61,246	\$1.41	208.00	12401	3414/0158		12401.A & B+ CLASS HOMES	0	1	7/31/2024	401	STANDARD LOT	LARGER THAN STANDARD LOT

12401 - AB CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - FINAL CONCLUSION

VACANT 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	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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-3060-0010-00-4	2655 HERITAGE	04/22/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,600	44.89	\$121,119	\$135,000	\$114,403	183.0	317.0	1.23	1.23	\$738	\$109,756	\$2.52	171.00	12401	3425/0527		12401.A & B+ CLASS HOMES	0	1	7/31/2024	402	STANDARD LOT	
12-3060-0012-00-7	2677 HERITAGE	04/07/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$57,700	41.21	\$115,480	\$140,000	\$108,764	174.0	225.0	1.08	1.08	\$804	\$129,390	\$2.97	169.00	12401	3402/0994		12401.A & B+ CLASS HOMES	0	1	7/31/2024	402	STANDARD LOT	
Totals:			\$275,000			\$275,000	\$118,300		\$236,599	\$275,000	\$223,167	357.1		2.31	2.31														
							Sale. Ratio =>		43.02		Average				Average			Average											
							Std. Dev. =>		2.60		per FF=>				per Net Acre=>	118,944.64		per SqFt=>	\$2.73										

IMPROVED ANALYSIS (EXTRACTION)

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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0700-0001-00-0	2891 BLUE RIDGE	05/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$207,100	43.15	\$414,244	\$119,429	\$53,673	101.0	132.0	0.34	0.34	\$1,182	\$349,208	\$8.02	113.00	12401	3427/3547		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
12-2350-0003-00-4	3743 FOX CROSSING	08/05/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$262,400	41.65	\$524,715	\$168,164	\$62,879	100.6	136.0	0.34	0.34	\$1,671	\$490,274	\$11.26	110.00	12401	3431/2980		12401.A & B+ CLASS HOMES	0	1	5/30/2024	401	STANDARD LOT	
12-2350-0007-00-0	3811 FOX CROSSING	04/10/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$292,100	54.60	\$584,111	\$14,111	\$63,222	101.2	136.0	0.35	0.35	\$139	\$40,666	\$0.93	111.00	12401	3402/0481		12401.A & B+ CLASS HOMES	0	1	11/22/2022	401	STANDARD LOT	
12-2350-0013-00-0	3726 FOX CROSSING	08/13/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$233,700	48.19	\$467,318	\$81,369	\$63,687	101.9	128.0	0.34	0.34	\$799	\$236,538	\$5.43	117.00	12401	3432/1388		12401.A & B+ CLASS HOMES	0	1	3/22/2017	401	STANDARD LOT	
12-2351-0024-00-0	1961 FOX PRAIRIE	02/13/25	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$308,900	44.45	\$617,784	\$142,609	\$65,393	104.6	150.0	0.38	0.38	\$1,363	\$376,277	\$8.64	110.00	12401	3444/1425		12401.A & B+ CLASS HOMES	0	0	10/14/2024	401	STANDARD LOT	
12-2351-0031-00-0	3988 FOX WOODS	04/21/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$296,500	51.12	\$592,985	\$53,472	\$66,457	106.3	150.0	0.39	0.39	\$503	\$137,460	\$3.16	113.00	12401	3402/4318		12401.A & B+ CLASS HOMES	0	1	4/4/2023	401	STANDARD LOT	
12-2351-0038-00-0	3911 FOX CROSSING	02/02/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$288,200	51.46	\$576,418	\$52,651	\$69,069	110.5	108.0	0.37	0.37	\$476	\$141,535	\$3.25	150.00	12401	3420/1381		12401.A & B+ CLASS HOMES	0	0	9/29/2023	401	STANDARD LOT	
12-2353-0057-00-0	1869 FOX PRAIRIE	10/18/23	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$267,200	50.61	\$534,425	\$60,032	\$66,457	106.3	150.0	0.39	0.39	\$565	\$154,324	\$3.54	113.00	12401	3414/3349		12401.A & B+ CLASS HOMES	0	0	8/18/2021	401	STANDARD LOT	
12-2900-0002-00-0	1331 OLD FARM LANE	04/05/24	\$604,510	WD	03-ARM'S LENGTH	\$604,510	\$274,800	45.46	\$549,512	\$116,039	\$61,041	97.7	236.0	0.39	0.39	\$1,188	\$295,265	\$6.78	72.50	12401	3424/0825		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2900-0005-00-9	1371 OLD FARM LANE	10/18/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$200,600	43.61	\$401,196	\$120,041	\$61,237	98.0	172.0	0.36	0.36	\$1,225	\$338,144	\$7.76	90.00	12401	3437/0332		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2900-0006-00-5	1383 OLD FARM LANE	08/02/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$242,700	52.76	\$485,344	\$37,011	\$65,355	99.8	177.0	0.37	0.37	\$371	\$100,030	\$2.30	91.00	12401	3409/2626		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2901-0021-00-2	1488 OLD FARM LANE	06/28/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$245,900	42.40	\$491,774	\$153,492	\$65,266	104.4	168.0	0.45	0.45	\$1,470	\$338,834	\$7.78	70.00	12401	3407/1867		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-2901-0026-00-4	1439 OLD FARM LANE	07/06/23	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$245,800	47.82	\$491,646	\$94,150	\$71,796	114.9	256.0	0.53	0.53	\$820	\$177,977	\$4.09	90.00	12401	3407/2881		12401.A & B+ CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-3060-0033-00-4	2597 JEFFERSON DRIVE	11/08/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$262,700	44.15	\$525,361	\$147,274	\$77,635	124.2	210.0	0.56	0.56	\$1,186	\$261,124	\$5.99	117.00	12401	3438/3583		12401.A & B+ CLASS HOMES	0	1	9/18/2024	401	STANDARD LOT	
12-3060-0043-00-0	2574 JEFFERSON DRIVE	06/15/23	\$932,500	WD	03-ARM'S LENGTH	\$932,500	\$450,000	48.26	\$900,007	\$100,631	\$68,138	109.0	164.0	0.42	0.42	\$923	\$240,744	\$5.53	111.00	12401	3406/1393		12401.A & B+ CLASS HOMES	0	1	7/31/2024	401	STANDARD LOT	
12-3216-0001-00-1	2072 HIDDEN PINES TRAIL	06/27/24	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$274,300	53.89	\$548,592	\$32,444	\$72,036	115.3	147.0	0.32	0.44	\$281	\$102,671	\$2.36	131.00	12401	3428/4105		12401.A & B+ CLASS HOMES	0	1	6/3/2024	401	STANDARD LOT	
12-3216-0014-00-5	1937 N DONNA	05/13/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$351,900	54.14	\$703,865	\$9,357	\$63,222	101.2	136.0	0.35	0.35	\$91	\$26,965	\$0.62	111.00	12401	3426/0413		12401.A & B+ CLASS HOMES	0	1	3/27/2024	401	STANDARD LOT	
12-3216-0022-00-8	1982 HIDDEN PINES TRAIL	07/31/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$277,600	47.86	\$555,292	\$85,610	\$60,902	97.4	154.0	0.34	0.34	\$879	\$252,537	\$5.80	96.00	12401	3431/1310		12401.A & B+ CLASS HOMES	0	1	6/10/2024	401	STANDARD LOT	
12-3216-0026-00-3	1924 HIDDEN PINES TRAIL	12/27/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$289,400	48.23	\$578,878	\$86,990	\$65,868	105.4	163.0	0.44	0.44	\$825	\$197,705	\$4.54	81.00	12401	3441/4237		12401.A & B+ CLASS HOMES	0	1	10/7/2024	401	STANDARD LOT	
12-5630-0019-00-9	1558 CARDINAL	11/07/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$218,100	52.55	\$436,113	\$45,237	\$66,350	106.2	140.0	0.38	0.38	\$426	\$119,359	\$2.74	118.00	12401	3439/0547		12401.A & B+ CLASS HOMES	0	1	5/13/2024	401	STANDARD LOT	
12-6950-0023-00-5	2746 SANCTUARY DRIVE	02/20/24	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$468,500	54.16	\$936,953	\$4,831	\$76,784	122.9	185.0	0.53	0.53	\$39	\$9,098	\$0.21	125.00	12401	3421/0228		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
12-6950-0031-00-8	2693 SANCTUARY DRIVE	07/26/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$317,100	50.33	\$634,298	\$62,806	\$67,104	107.4	178.4	0.42	0.42	\$585	\$149,895	\$3.44	102.30	12401	3409/0930		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
12-6950-0036-00-0	2621 SANCTUARY DRIVE	07/01/24	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$267,200	45.30	\$534,435	\$142,774	\$87,309	139.7	170.5	0.64	0.64	\$1,022	\$223,084	\$5.12	163.50	12401	3429/1392		12401.A & B+ CLASS HOMES	0	1	11/11/2024	401	STANDARD LOT	
Totals:			\$13,477,910			\$13,477,910	\$6,542,700		\$13,085,266	\$1,930,524	\$1,537,880	2,475.8		9.40	9.52														
							Sale. Ratio => Std. Dev. =>		48.54 4.16		Average per FF=>				Average per Net Acre=>	205,418.60		Average per SqFt=>	\$4.72										

HISTORY

YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	550
2022	FRONT FOOT RATE USED	550
2023	FRONT FOOT RATE USED	550
2024	FRONT FOOT RATE USED	600
2025	FRONT FOOT RATE USED	625
2026	FRONT FOOT RATE USED	675

FINAL CONCLUSION SUMMARY

The analysis performed on vacant land sales show that the rate should be \$770 per front foot. Further analysis was performed on improved sales by extracting the land valuation from the total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$780 per front foot. Historical rates are shown to the left showing that the front foot rate has slowly been increasing over the last five years. The assessor has chosen to use a rate of \$675 per front foot putting the most weight on the historical land rate with the vacant and improved analysis showing that a rate increase is warranted. This is approximately a 8% increase over the prior year's front foot rate.

12402 - B CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0193-0067-00-0	2421 ULRICH	02/29/24	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$24,300	47.65	\$48,526	\$51,000	\$48,526	102.2	130.0	0.34	0.34	\$499	\$150,000	\$3.44	114.00	12402	3421/3084		12402.B CLASS HOMES	0	0	4/9/2019	402	STANDARD LOT		
12-0193-0068-00-0	2407 ULRICH	06/04/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,500	49.00	\$48,931	\$50,000	\$48,931	103.0	131.0	0.35	0.35	\$485	\$144,509	\$3.32	115.00	12402	3427/3968		12402.B CLASS HOMES	0	0	4/9/2019	402	STANDARD LOT		
12-0193-0075-00-0	6293 LARA	01/30/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,300	44.18	\$48,504	\$55,000	\$48,504	102.1	137.0	0.35	0.35	\$539	\$158,960	\$3.65	110.00	12402	3420/0471		12402.B CLASS HOMES	0	0	4/4/2023	402	STANDARD LOT		
12-1350-0010-00-5	4136 COTTAGE	09/12/24	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$15,500	29.52	\$31,058	\$52,500	\$31,058	65.4	56.0	0.12	0.12	\$803	\$430,328	\$9.88	95.00	12402	3434/1078		12402.B CLASS HOMES	0	1	8/2/2023	402	STANDARD LOT		
12-2200-0020-00-3	1207 FOREST BROOK	06/20/24	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$26,100	72.50	\$52,239	\$36,000	\$47,874	100.8	144.2	0.34	0.34	\$357	\$104,651	\$2.40	104.00	12402	3428/4302		12402.B CLASS HOMES	0	1	5/16/2023	402	STANDARD LOT		
12-8790-0008-00-3	1408 SILVER CREEK PLACE	04/25/23	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$330,100	322.05	\$660,126	\$102,500	\$67,974	143.1	332.0	0.82	0.82	\$716	\$125,613	\$2.88	107.00	12402	3402/4136		12402.B CLASS HOMES	0	1	8/26/2024	401	STANDARD LOT		
12-8790-0011-00-4	1435 SILVER CREEK PLACE	08/01/24	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$43,300	29.36	\$86,646	\$147,500	\$86,646	260.7	308.0	1.23	1.23	\$566	\$120,310	\$2.76	195.50	12402	3431/2906		12402.B CLASS HOMES	0	1	6/1/2023	402	STANDARD LOT		
12-8790-0013-00-7	1411 SILVER CREEK PLACE	01/25/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$24,300	28.59	\$48,626	\$85,000	\$48,626	102.4	136.0	0.44	0.44	\$830	\$194,508	\$4.47	111.00	12402	3419/3525		12402.B CLASS HOMES	0	1	6/1/2023	402	STANDARD LOT		
Totals:			\$579,500			\$579,500	\$512,400		\$1,024,656	\$579,500	\$428,139	979.6		3.98	3.98															
					Sale. Ratio =>		88.42				Average				Average															
					Std. Dev. =>		99.75				per FF=>		\$592		per Net Acre=>		145,712.85										per SqFt=>		\$3.35	

SALES NOT USED

LAND ANALYSIS - FRONT FOOT ANALYSIS - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Ctr. Asmt.	Asd/Adj.	Ctr. Appraisal	Land Residual	Est. Land Value	Effect.	Front Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Acres	ECF Acres	Libert/Parcel	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
2-001-0027-07-1	4767 FAIRFIELD LANE	06/17/24	\$419,000	WD	03-ARMY'S LENGTH	\$419,000	\$217,900	\$2.00	\$435,779	\$73,526	\$54,305	114.3	150.0	0.43	0.43	\$328	\$87,270	\$2.00	125.00	124.00	3428/1704		12402.B CLASS HOMES			4/8/2024	401	STANDARD LOT	401	
2-003-0005-14-7	7188 LORAIN	11/04/24	\$850,000	WD	03-ARMY'S LENGTH	\$850,000	\$402,000	41.29	\$804,035	\$94,322	\$48,357	236.8	116.5	0.72	0.72	\$398	\$130,640	\$3.00	270.00	242.00	3438/3280		12402.B CLASS HOMES			7/7/2023	401	STANDARD LOT	401	
2-019-0108-00-7	2422 LARA LANE	06/02/24	\$520,000	WD	03-ARMY'S LENGTH	\$520,000	\$217,100	41.75	\$434,266	\$119,221	\$45,487	91.6	132.0	0.29	0.29	\$1,411	\$453,407	\$10.41	94.00	94.00	\$505/2488		12402.B CLASS HOMES			9/13/2017	401	STANDARD LOT	401	
2-0191-0036-00-3	2366 JACOB TRAIL	07/01/24	\$579,000	WD	03-ARMY'S LENGTH	\$579,000	\$273,900	47.13	\$545,735	\$76,195	\$42,930	90.4	132.0	0.28	0.28	\$484	\$273,100	\$6.27	92.00	124.00	3429/2259		12402.B CLASS HOMES			5/6/2024	401	STANDARD LOT	401	
2-0192-0045-00-1	2439 PERRY DRIVE	06/26/24	\$591,000	WD	03-ARMY'S LENGTH	\$591,000	\$285,000	48.22	\$570,029	\$73,450	\$52,479	110.5	185.0	0.51	0.51	\$665	\$145,446	\$3.34	70.00	100.00	3407/0227		12402.B CLASS HOMES			5/12/2023	401	STANDARD LOT	401	
2-0192-0051-00-3	2337 PERRY DRIVE	05/19/24	\$522,100	WD	03-ARMY'S LENGTH	\$522,100	\$257,200	49.26	\$514,441	\$54,132	\$46,473	97.8	132.0	0.32	0.32	\$553	\$100,226	\$3.91	105.00	124.00	3404/0825		12402.B CLASS HOMES			4/4/2023	401	STANDARD LOT	401	
2-0425-0023-00-0	2322 ANDERSON CIRCLE	03/28/24	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$217,800	50.65	\$435,691	\$59,650	\$65,341	137.6	194.0	0.55	0.55	\$434	\$107,671	\$2.47	181.00	124.00	3423/2465		12402.B CLASS HOMES			7/31/2024	401	STANDARD LOT	401	
2-1052-0028-00-9	1380 BUCKHORN	11/03/23	\$450,000	WD	03-ARMY'S LENGTH	\$450,000	\$223,000	49.56	\$446,077	\$40,055	\$45,132	95.0	132.0	0.30	0.30	\$516	\$161,898	\$3.72	100.00	124.00	3415/2847		12402.B CLASS HOMES			6/1/2023	401	STANDARD LOT	401	
2-1052-0031-00-0	1380 BUCKHORN	10/27/23	\$412,500	WD	03-ARMY'S LENGTH	\$412,500	\$217,500	49.56	\$415,946	\$5,415	\$44,861	94.4	132.0	0.30	0.30	\$517	\$161,898	\$3.72	99.00	124.00	3415/3122		12402.B CLASS HOMES			12/11/2024	401	STANDARD LOT	401	
2-1052-0031-00-0	1380 BUCKHORN	03/31/25	\$489,900	WD	03-ARMY'S LENGTH	\$489,900	\$226,000	49.13	\$451,946	\$28,815	\$44,861	94.4	132.0	0.30	0.30	\$877	\$276,050	\$6.34	99.00	124.00	3448/0400		12402.B CLASS HOMES			12/11/2024	401	STANDARD LOT	401	
2-1052-0037-00-8	1385 BUCKHORN	05/26/23	\$364,500	WD	03-ARMY'S LENGTH	\$364,500	\$174,700	47.93	\$349,491	\$59,870	\$44,861	94.4	132.0	0.30	0.30	\$634	\$199,567	\$4.58	99.00	124.00	3405/2212		12402.B CLASS HOMES			6/1/2023	401	STANDARD LOT	401	
2-1350-0007-00-4	4156 COTTAGE	07/17/24	\$555,000	WD	03-ARMY'S LENGTH	\$555,000	\$248,900	44.85	\$497,865	\$87,569	\$30,834	64.9	55.0	0.12	0.12	\$1,353	\$733,075	\$16.83	95.00	124.00	3430/0307		12402.B CLASS HOMES			10/23/2024	401	STANDARD LOT	401	
2-1350-0008-00-1	4150 COTTAGE	08/10/24	\$590,000	WD	03-ARMY'S LENGTH	\$590,000	\$280,000	47.46	\$560,006	\$61,241	\$31,247	65.8	69.6	0.12	0.12	\$931	\$499,879	\$11.34	95.00	124.00	3426/0178		12402.B CLASS HOMES			10/23/2024	401	STANDARD LOT	401	
2-1350-0102-00-8	4183 COTTAGE	05/30/24	\$599,000	WD	03-ARMY'S LENGTH	\$599,000	\$284,000	46.48	\$556,852	\$80,045	\$37,897	79.8	71.0	0.18	0.18	\$1,003	\$435,027	\$9.99	113.00	124.00	3433/2479		12402.B CLASS HOMES			10/23/2024	401	STANDARD LOT	401	
2-1728-0008-00-5	3963 TUDOR	08/11/23	\$498,000	WD	03-ARMY'S LENGTH	\$498,000	\$211,000	48.82	\$480,812	\$51,602	\$5,415	219.0	8.0	0.62	0.62	\$386	\$59,227	\$1.81	135.00	124.00	3422/2256		12402.B CLASS HOMES			4/1/2024	401	STANDARD LOT	401	
2-2730-0005-00-8	2595 BELL CIRCLE	08/01/23	\$469,000	WD	03-ARMY'S LENGTH	\$469,000	\$237,800	50.70	\$475,814	\$39,237	\$45,851	113.6	165.0	0.44	0.44	\$346	\$89,378	\$2.05	116.00	124.00	3409/2313		12402.B CLASS HOMES			6/5/2023	401	STANDARD LOT	401	
2-2730-0011-00-8	2585 BELL CIRCLE	05/31/24	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$232,600	49.84	\$466,138	\$51,968	\$47,106	99.2	180.0	0.40	0.40	\$524	\$130,302	\$3.01	70.00	124.00	3427/3578		12402.B CLASS HOMES			8/11/2022	401	STANDARD LOT	401	
2-2730-0028-00-8	2568 BELL CIRCLE	09/07/23	\$424,800	WD	03-ARMY'S LENGTH	\$424,800	\$218,700	51.48	\$437,453	\$40,816	\$53,469	112.6	160.0	0.37	0.37	\$363	\$101,314	\$2.53	148.52	124.00	3411/2511		12402.B CLASS HOMES			4/11/2021	401	STANDARD LOT	401	
2-3215-0011-00-8	2201 WOODEN	12/12/24	\$545,000	WD	03-ARMY'S LENGTH	\$545,000	\$260,700	47.83	\$521,459	\$66,952	\$34,411	91.4	118.0	0.30	0.30	\$733	\$225,428	\$5.18	84.00	124.00	3411/0513		12402.B CLASS HOMES			10/27/2024	401	STANDARD LOT	401	
2-3215-0013-00-1	2175 WOODEN	06/15/23	\$670,000	WD	03-ARMY'S LENGTH	\$670,000	\$314,100	46.88	\$628,247	\$86,748	\$44,995	94.7	131.0	0.30	0.30	\$916	\$288,199	\$6.62	100.00	124.00	3406/0492		12402.B CLASS HOMES			4/24/2023	401	STANDARD LOT	401	
2-4085-0009-00-0	4085 TOWN OF WOOD TRAIL	04/20/24	\$420,000	WD	03-ARMY'S LENGTH	\$420,000	\$197,700	46.88	\$377,769	\$40,816	\$37,897	79.8	71.0	0.18	0.18	\$1,003	\$435,027	\$9.99	113.00	124.00	3433/2479		12402.B CLASS HOMES			10/23/2024	401	STANDARD LOT	401	
2-4920-0001-00-4	4848 MARILYN JANE	09/15/23	\$386,000	WD	03-ARMY'S LENGTH	\$386,000	\$186,700	46.37	\$373,346	\$63,106	\$50,542	106.4	130.0	0.31	0.36	\$593	\$173,368	\$3.98	122.00	124.00	3412/2426		12402.B CLASS HOMES			10/19/2024	401	STANDARD LOT	401	
2-4920-0005-00-4	4832 MARILYN JANE	07/26/24	\$549,000	WD	03-ARMY'S LENGTH	\$549,000	\$259,300	47.23	\$518,510	\$72,819	\$42,329	89.1	192.0	0.31	0.31	\$817	\$235,660	\$5.41	70.00	124.00	3431/0213		12402.B CLASS HOMES			10/19/2024	401	STANDARD LOT	401	
2-5991-0068-00-5	1355 MULBERRY	07/15/24	\$435,000	WD	03-ARMY'S LENGTH	\$435,000	\$202,800	46.62	\$405,622	\$74,239	\$44,861	94.4	132.0	0.30	0.30	\$786	\$247,463	\$5.68	99.00	124.00	3429/4245		12402.B CLASS HOMES			5/30/2024	401	STANDARD LOT	401	
2-5991-0074-00-5	1406 MULBERRY	11/03/23	\$349,900	WD	03-ARMY'S LENGTH	\$349,900	\$164,700	47.07	\$329,493	\$65,539	\$45,132	95.0	132.0	0.30	0.30	\$690	\$125,630	\$4.97	100.00	124.00	3415/4257		12402.B CLASS HOMES			5/13/2024	401	STANDARD LOT	401	
2-8790-0000-00-1	1400 SILVER CREEK PLACE	08/08/23	\$581,500	WD	03-ARMY'S LENGTH	\$581,500	\$287,500	49.44	\$574,947	\$57,611	\$51,058	107.5	135.0	0.38	0.38	\$536	\$153,629	\$3.53	121.00	124.00	3409/2485		12402.B CLASS HOMES			7/5/2023	401	STANDARD LOT	401	
2-8790-0102-00-1	1423 SILVER CREEK PLACE	07/07/23	\$628,300	WD	03-ARMY'S LENGTH	\$628,300	\$309,900	49.27	\$619,893	\$71,290	\$62,883	132.4	190.0	0.42	0.42	\$539	\$103,169	\$2.37	101.00	124.00	3407/4418		12402.B CLASS HOMES			5/16/2023	401	STANDARD LOT	401	
2-8790-0014-00-3	1499 SILVER CREEK PLACE	07/19/24	\$534,000	WD	03-ARMY'S LENGTH	\$534,000	\$260,600	52.35	\$520,661	\$53,124	\$53,124	112.4	149.0	0.67	0.67	\$233	\$62,918	\$1.44	122.00	124.00	3419/3471		12402.B CLASS HOMES			6/7/2023	401	STANDARD LOT	401	
Totals:			\$14,880,500			\$14,880,500	\$7,175,900		\$14,352,314	\$1,897,621	\$1,369,435	3,035.1		10.48	10.48															
			Sale, Ratio =>				2.69				Average																			
			Std. Dev. =>				48.22				per FFF%						\$625													
													Average						per Net Acres=>											

[illegible]

LAND ANALYSIS - FRONT FOOT ANALYSIS - FINAL CONCLUSIONS

VACANT ANALYSIS

[illegible]

IMPROVED SALES (EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sal.	Cur. Assmt.	Adj./Adj. Sal.	Cur. Appraisal	Land Residual	Est. Land Value	Effect.	Front	Depth	Neccres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual	Front	ECF Area	Libre/Pager	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1		
12-0014-0027-071	4767 FAIRFIELD LANE	06/17/24	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$217,900		\$217,900	\$2,000	\$435,779	\$37,526		54,305	114.3	10.50	0.43	\$48	\$328	\$87,270	2.20	125.00	12402	3428/1704		12402-B CLASS HOMES	0	1	4/8/2024	401	STANDARD LOT		
12-0033-0005-147	7188 HOLDEN	11/04/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$402,000		\$402,000	\$1,279	\$804,035	\$94,322		\$48,357	236.8	11.65	0.72	0.72	\$398	\$130,640	\$3.00	270.00	12402	3438/2880		12402-B CLASS HOMES	0	1	7/7/2023	401	STANDARD LOT		
12-0190-0018-007	2422 LARA LANE	06/02/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$217,100		\$217,100	41.75	\$434,266	\$129,221		\$43,487	91.6	13.20	0.29	0.29	\$1,411	\$453,407	\$10.41	94.00	12402	3403/3480		12402-B CLASS HOMES	0	1	9/13/2017	401	STANDARD LOT		
12-0191-0024-005	2409 JACOB TRAIL	04/19/24	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$253,300		\$253,300	45.56	\$506,613	\$92,874		\$43,487	91.6	13.20	0.29	0.29	\$1,014	\$325,874	\$7.48	94.00	12402	3424/4039		12402-B CLASS HOMES	0	1	3/6/2024	401	STANDARD LOT		
12-0191-0036-003	2366 JACOB TRAIL	07/01/24	\$576,000	WD	03-ARM'S LENGTH	\$576,000	\$272,900		\$272,900	41.13	\$545,735	\$76,195		\$42,930	90.4	13.20	0.28	0.28	\$843	\$273,100	\$6.27	92.00	12402	3429/1259		12402-B CLASS HOMES	0	1	5/6/2024	401	STANDARD LOT		
12-0191-0036-003	2430 PERRY DRIVE	06/26/23	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$250,000		\$250,000	40.65	\$570,485	\$73,000		\$42,930	90.4	13.20	0.28	0.28	\$570	\$250,000	\$6.27	92.00	12402	3429/1259		12402-B CLASS HOMES	0	1	5/6/2024	401	STANDARD LOT		
12-0192-0053-003	2337 PERRY DRIVE	05/19/23	\$522,100	WD	03-ARM'S LENGTH	\$522,100	\$257,200		\$257,200	49.26	\$514,441	\$66,473		\$42,930	97.8	12.00	0.32	0.32	\$553	\$170,226	\$3.91	105.00	12402	3404/0825		12402-B CLASS HOMES	0	1	4/4/2023	401	STANDARD LOT		
12-0425-0023-000	2232 ANDERSON CIRCLE	03/28/24	\$500,000	WD	03-ARM'S LENGTH	\$430,000	\$217,800		\$217,800	40.65	\$435,691	\$59,650		\$65,341	137.6	19.40	0.55	0.55	\$434	\$107,671	\$2.47	181.00	12402	3403/2865		12402-B CLASS HOMES	0	1	7/31/2024	401	STANDARD LOT		
12-1052-0028-009	1330 BUCKHORN	11/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$223,000		\$223,000	45.56	\$446,077	\$49,055		\$44,132	95.0	13.20	0.30	0.30	\$516	\$161,898	\$3.72	100.00	12402	3415/2847		12402-B CLASS HOMES	0	1	6/1/2023	401	STANDARD LOT		
12-1052-0031-000	1380 BUCKHORN	10/27/23	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$226,000		\$226,000	54.79	\$451,946	\$5,415		\$44,861	94.4	13.20	0.30	0.30	\$57	\$18,050	\$0.41	99.00	12402	3413/1322		12402-B CLASS HOMES	0	1	12/11/2024	401	STANDARD LOT		
12-1052-0031-000	1380 BUCKHORN	03/31/25	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$226,000		\$226,000	46.13	\$451,946	\$82,815		\$44,861	94.4	13.20	0.30	0.30	\$877	\$276,050	\$6.34	99.00	12402	3448/4000		12402-B CLASS HOMES	0	1	12/11/2024	401	STANDARD LOT		
12-1052-0037-008	1385 BUCKHORN	05/26/23	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$174,700		\$174,700	49.93	\$349,491	\$59,870		\$44,861	94.4	13.20	0.30	0.30	\$634	\$199,567	\$4.58	99.00	12402	3405/2212		12402-B CLASS HOMES	0	1	6/1/2023	401	STANDARD LOT		
12-1350-0007-004	4156 COTTAGE	07/17/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$248,900		\$248,900	44.85	\$497,865	\$87,969		\$30,834	64.9	55.0	0.12	0.12	\$1,355	\$733,075	\$16.83	95.00	12402	3430/3073		12402-B CLASS HOMES	0	1	10/23/2024	401	STANDARD LOT		
12-1350-0008-001	4150 COTTAGE	05/10/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$280,000		\$280,000	47.46	\$560,006	\$61,241		\$31,247	65.8	65.9	0.12	0.12	\$931	\$493,879	\$11.34	95.00	12402	3426/0178		12402-B CLASS HOMES	0	1	10/23/2024	401	STANDARD LOT		
12-1350-0012-008	4183 COTTAGE	08/30/24	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$278,400		\$278,400	46.48	\$556,852	\$80,045		\$37,897	79.8	71.0	0.18	0.18	\$1,003	\$435,027	\$9.99	113.00	12402	3433/2479		12402-B CLASS HOMES	0	1	10/23/2024	401	STANDARD LOT		
12-2728-0008-005	3963 TUOHR	03/11/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$255,400		\$255,400	51.31	\$502,822	\$51,063		\$63,885	215.3	19.0	0.62	0.62	\$380	\$88,227	\$1.89	135.00	12402	3422/2256		12402-B CLASS HOMES	0	1	4/24/2024	401	STANDARD LOT		
12-2730-0005-008	2595 BELL CIRCLE	05/01/24	\$469,500	WD	03-ARM'S LENGTH	\$469,500	\$248,500		\$248,500	50.14	\$469,500	\$67,801		\$36,851	165.0	50.0	0.16	0.16	\$396	\$81,178	\$2.05	116.00	12402	3409/2313		12402-B CLASS HOMES	0	1	6/5/2023	401	STANDARD LOT		
12-2730-0011-008	2583 BELL CIRCLE	05/31/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$232,600		\$232,600	49.49	\$465,138	\$51,968		\$47,106	99.2	180.0	0.40	0.40	\$524	\$130,902	\$3.01	70.00	12402	3427/3578		12402-B CLASS HOMES	0	1	8/11/2022	401	STANDARD LOT		
12-2730-0028-008	2568 BELL CIRCLE	09/07/23	\$424,800	WD	03-ARM'S LENGTH	\$424,800	\$218,700		\$218,700	51.48	\$437,453	\$40,816		\$53,469	112.6	160.0	0.37	0.37	\$363	\$110,314	\$2.53	148.52	12402	3411/2571		12402-B CLASS HOMES	0	1	4/21/2022	401	STANDARD LOT		
12-3215-0011-008	2201 WOODED	12/12/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$260,700		\$260,700	47.83	\$521,459	\$66,952		\$43,411	91.4	118.0	0.30	0.30	\$733	\$225,428	\$5.18	84.00	12402	3441/0513		12402-B CLASS HOMES	0	1	10/7/2024	401	STANDARD LOT		
12-3215-0013-001	2175 WOODED	06/15/24	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$314,100		\$314,100	46.88	\$628,247	\$86,748		\$44,995	94.7	131.0	0.30	0.30	\$916	\$288,199	\$6.62	100.00	12402	3406/0492		12402-B CLASS HOMES	0	1	4/24/2023	401	STANDARD LOT		
12-4880-0002-002	4933 DEERWOOD TRAIL	07/07/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,900		\$188,900	44.98	\$377,769	\$86,216		\$43,985	92.6	121.3	0.28	0.28	\$931	\$305,730	\$7.02	101.38	12402	3407/3246		12402-B CLASS HOMES	0	1	6/12/2023	401	STANDARD LOT		
12-4920-0001-009	4888 MARILYN JANE	09/15/23	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$186,700		\$186,700	49.37	\$373,368	\$63,106		\$50,542	106.4	130.0	0.36	0.36	\$593	\$173,368	\$3.98	122.00	12402	3417/3426		12402-B CLASS HOMES	0	1	10/9/2024	401	STANDARD LOT		
12-4920-0005-004	4832 MARILYN JANE	07/26/24	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$259,300		\$259,300	47.23	\$518,510	\$72,819		\$44,329	89.1	192.0	0.31	0.31	\$817	\$235,660	\$5.41	70.00	12402	3431/0213		12402-B CLASS HOMES	0	1	10/9/2024	401	STANDARD LOT		
12-5591-0068-005	1355 MULBERRY	07/15/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$202,800		\$202,800	46.62	\$405,622	\$74,239		\$42,861	94.4	132.0	0.30	0.30	\$786	\$247,463	\$5.68	99.00	12402	3429/4254		12402-B CLASS HOMES	0	1	5/30/2024	401	STANDARD LOT		
12-5591-0074-005	1406 MULBERRY	11/03/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$164,700		\$164,700	47.07	\$329,493	\$65,539		\$45,132	95.0	132.0	0.30	0.30	\$690	\$216,300	\$3.50	100.00	12402	3415/4257		12402-B CLASS HOMES	0	1	5/19/2024	401	STANDARD LOT		
12-8790-0006-003	1407 SILVER CREEK PLACE	08/08/23	\$589,200	WD	03-ARM'S LENGTH	\$589,200	\$387,500		\$387,500	50.74	\$594,947	\$57,611		\$40,338	120.0	138.0	0.38	0.38	\$536	\$151,305	\$3.53	121.00	12402	3409/3495		12402-B CLASS HOMES	0	1	7/8/2023	401	STANDARD LOT		
12-8790-0012-003	1423 SILVER CREEK PLACE	07/27/23	\$628,300	WD	03-ARM'S LENGTH	\$628,300	\$390,909		\$390,909	49.32	\$619,893	\$67,823		\$42,132	129.0	132.0	0.42	0.42	\$583	\$201,469	\$2.37	122.00	12402	3407/1441		12402-B CLASS HOMES	0	1	5/16/2023	401	STANDARD LOT		
12-8790-0014-003	1399 SILVER CREEK PLACE	01/25/24	\$534,000	WD	03-ARM'S LENGTH	\$534,000	\$280,600		\$280,600	52.55	\$561,139	\$26,237		\$53,376	112.2	149.0	0.42	0.42	\$233	\$62,918	\$1.44	122.00	12402	3419/3471		12402-B CLASS HOMES	0	1	6/1/2023	401	STANDARD LOT		
Totals:			\$14,880,500				\$14,880,500		\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	\$14,880,500	

HISTORY

YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	450
2022	FRONT FOOT RATE USED	400
2023	FRONT FOOT RATE USED	425
2024	FRONT FOOT RATE USED	450
2025	FRONT FOOT RATE USED	475
2026	FRONT FOOT RATE USED	525

FINAL CONCLUSION SUMMARY

The analysis performed on vacant land sales show that the rate should be \$592 per front foot. Further analysis was performed on improved sales by extracting the land valuation from the total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$625 per front foot. Historical rates are shown to the left showing that the front foot rate has slowly increased over the last five years. The assessor has chosen to use a rate of \$525 per front foot putting the most weight on the vacant and improved land analysis with the historical land rates buffering the increase in front foot rate. This is approximately a 10% increase over the prior year's front foot rate.

12403 - BC CLASS HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING 2 YEAR STUDY

12403 - BC CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Sold Price	Cum. Amt.	Asst./Adj. Sale	Contract Appraisal	Res. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollars/Acre	Dollars/SqFt	Actual/Ft	ECF Area	Liberty/Pace	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0027-0009-10-5	6135 DEMORROW	01/23/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,800	41.03	\$303,500	\$106,897	540,397	205.0	85.0	0.47	0.47	\$521	\$228,412	\$5.24	240.00	12403	3443/1260	12403.BC CLASS HOMES	0	1	11/27/2024	401	STANDARD LOT		
12-0550-0004-00-3	1266 PIONEER	06/24/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$268,900	49.34	\$537,803	\$50,200	553,223	112.0	175.0	0.41	0.41	\$539	\$148,818	\$3.42	100.0	12403	3428/4316	12403.BC CLASS HOMES	0	1	5/25/2023	401	STANDARD LOT		
12-0550-0004-00-2	1222 PIONEER	12/27/24	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$196,900	47.33	\$393,848	\$67,420	\$55,055	111.0	178.0	0.41	0.41	\$675	\$183,880	\$4.22	100.00	12403	3418/6109	12403.BC CLASS HOMES	0	1	5/25/2023	401	STANDARD LOT		
12-0550-0004-00-1	1222 PIONEER	08/06/24	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$248,900	51.70	\$498,549	\$10,500	\$100,857	139.0	175.0	0.37	0.37	\$100	\$140,428	\$2.31	111.0	12403	3401/0725	12403.BC CLASS HOMES	0	1	10/21/2023	401	STANDARD LOT		
12-0551-0019-00-8	5550 PIONEER	06/20/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$250,600	54.48	\$501,220	\$12,394	\$53,614	112.9	139.0	0.38	0.38	\$110	\$12,360	\$4.70	120.00	12403	3406/3398	12403.BC CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT		
12-0551-0019-00-8	5550 PIONEER	01/31/25	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$250,600	50.42	\$501,220	\$49,394	\$53,614	112.9	139.0	0.38	0.38	\$438	\$128,966	\$2.96	120.00	12403	3443/3083	12403.BC CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT		
12-1330-0031-00-8	1803 NORFOLK	09/16/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$148,900	49.65	\$297,827	\$57,671	\$55,598	117.0	135.0	0.40	0.40	\$493	\$143,104	\$2.39	130.00	12403	3435/1737	12403.BC CLASS HOMES	0	1	10/14/2024	401	STANDARD LOT		
12-1465-0000-00-0	1367 COUNTRY KNOLL	09/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$177,800	52.06	\$353,986	\$30,634	\$44,620	93.9	133.0	0.28	0.28	\$326	\$110,194	\$3.59	91.00	12403	3411/3522	12403.BC CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT		
12-2727-0066-00-7	4189 HAILEY	11/19/24	\$386,400	WD	03-ARM'S LENGTH	\$386,400	\$190,900	49.40	\$381,801	\$66,255	\$61,656	129.8	133.0	0.48	0.48	\$510	\$139,931	\$3.20	156.00	12403	3439/1263	12403.BC CLASS HOMES	0	1	4/24/2024	401	STANDARD LOT		
12-2851-0031-00-4	3927 KRISTINE	09/23/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$200,900	46.72	\$401,805	\$80,378	\$52,183	109.9	131.0	0.42	0.42	\$732	\$190,929	\$4.38	78.00	12403	3412/2341	12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT		
12-2851-0031-00-4	4086 KRISTINE	05/26/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,700	47.69	\$343,495	\$62,481	\$45,786	96.4	133.0	0.29	0.29	\$646	\$215,452	\$5.95	95.00	12403	3404/3873	12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT		
12-2851-0037-00-4	4038 KRISTINE	08/04/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,750	47.69	\$377,758	\$40,000	\$40,000	132.0	125.0	0.23	0.23	\$400	\$164,033	\$3.42	87.00	12403	3415/2341	12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT		
12-2852-0047-00-0	4027 MICHELLE	08/26/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$184,900	47.42	\$369,799	\$65,184	\$45,083	94.9	130.0	0.28	0.28	\$687	\$231,972	\$5.33	94.00	12403	3411/2751	12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT		
12-2855-0001-00-4	3908 GREEN ACRE	06/24/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,100	45.37	\$272,205	\$74,870	\$47,075	99.1	132.0	0.30	0.30	\$755	\$247,096	\$5.67	100.00	12403	3428/3660	12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT		
12-2980-0011-00-7	1788 HACIENDA	06/10/24	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$189,700	50.05	\$379,472	\$47,306	\$47,778	100.6	132.0	0.31	0.31	\$470	\$152,109	\$4.48	102.50	12403	3428/0445	12403.BC CLASS HOMES	0	1	4/24/2024	401	STANDARD LOT		
12-2980-0012-00-3	1772 HACIENDA	07/19/24	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$200,500	52.21	\$401,069	\$30,709	\$47,778	100.6	132.0	0.31	0.31	\$305	\$98,743	\$2.27	102.50	12403	3429/4400	12403.BC CLASS HOMES	0	1	1/13/2025	401	STANDARD LOT		
12-5590-0003-00-5	1474 OAK TERRACE	02/12/24	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$149,300	47.25	\$298,618	\$74,494	\$57,112	120.2	214.0	0.49	0.49	\$620	\$151,719	\$3.28	100.00	12403	3421/2587	12403.BC CLASS HOMES	0	1	5/13/2024	401	STANDARD LOT		
12-7190-0016-00-2	2831 DALLAS COURT	03/19/24	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$180,300	52.72	\$350,603	\$25,706	\$44,309	93.3	92.0	0.24	0.24	\$242	\$105,786	\$2.43	115.00	12403	3404/2751	12403.BC CLASS HOMES	0	1	8/5/2024	401	STANDARD LOT		
12-8720-0029-00-9	4146 GRANDWOOD CIRCLE	02/02/24	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$211,100	50.14	\$422,184	\$41,792	\$41,792	105.5	158.0	0.28	0.28	\$266	\$155,420	\$3.48	76.21	12403	3402/0718	12403.BC CLASS HOMES	0	1	12/1/2023	401	STANDARD LOT		
Totals:			\$7,470,200			\$7,470,200	\$3,673,500		\$7,346,972	\$1,062,682	\$939,454	2,097.8		6.75	6.75														
			Sale, Ratio =>				49.18																						
			Std. Dev. =>				3.08			Average per FfF=>		\$507				Average per Net Acres=>		157,481.03				Average per SqFt=>		\$3.62					

SALES NOT USED

12-2980-0005-007	1781 HACIENDA	08/13/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$203,000	57.18	\$406,019	<u>(\$3,044)</u>	\$47,975	101.0	132.4	0.31	0.31	<u>(\$30)</u>	<u>(\$9,725)</u>	<u>(\$0.22)</u>	103.00	12403	3432/1287	12403.BC CLASS HOMES	0	1	9/18/2023	401	STANDARD LOT	NEGATIVE LAND RESIDUAL
12-8720-0002-004	4118 GRANDWOOD CIRCLE	03/12/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$219,000	60.83	\$408,011	<u>(\$27,654)</u>	\$50,357	106.0	197.8	0.39	0.39	<u>(\$261)</u>	<u>(\$71,273)</u>	<u>(\$0.64)</u>	85.45	12403	3406/1085	12403.BC CLASS HOMES	0	1	7/13/2024	401	STANDARD LOT	NEGATIVE LAND RESIDUAL
12-0015-0056-169	4699 S CEDAR TRAIL	05/29/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$215,800	47.96	\$431,590	<u>\$112,879</u>	\$94,469	228.2	646.3	1.81	1.81	\$495	\$62,364	\$1.43	122.00	12403	3427/0259	12403.BC CLASS HOMES	0	1	10/9/2024	401	STANDARD LOT	LARGER THAN STANDARD LOT
12-0022-0001-11.1	1960 W MARQUETTE WDS	03/29/24	\$395,900	WD	03-ARM'S LENGTH	\$395,900	\$129,500	48.67	\$385,077	<u>\$61,500</u>	\$51,077	33.5	88.6	0.73	0.73	\$183	\$84,131	\$1.93	456.00	12403	3423/2284	12403.BC CLASS HOMES	0	1	4/27/2024	401	STANDARD LOT	LARGER THAN STANDARD LOT

12403 - BC CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - FINAL CONCLUSION

VACANT ANALYSIS

NO VACANT LAND SALES IN 2 YEAR TIMEFRAME

IMPROVED ANALYSIS (EXTRACTION)

Parcel Number		Street Address	Date	Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Adj./Add.	Per. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/AC	Dollars/SqFt	Actual Front	ECF Area	1404's	1404's/Per	Other Parcels in Sale	Land Label	Gravel	Paaved	Inspected	Use Code	Class	Rate Group 1																									
12-0027-0009-10-5	6135 DEMORROW		01/23/25	\$370,000		WD	03-ARM'S LENGTH	\$370,000	\$151,800	41.03	\$303,500	\$106,897	\$40,397	205.0	85.0	0.47	0.47	\$225	\$228,412	\$5.24	240.00	12403	3443/1260		12403.BC CLASS HOMES	0	1	11/27/2024	401	STANDARD LOT																										
12-0550-0001-00-8	1266 PIONEER		08/24/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$268,900	49.34	\$337,803	\$60,420	\$53,223	112.0	175.0	0.41	0.41	\$339	\$148,818	\$3.42	100.0	12403	3428/4216		12403.BC CLASS HOMES	0	1	5/25/2023	401	STANDARD LOT																											
12-0550-0001-00-8	1222 PIONEER		08/24/24	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$195,900	41.16	\$316,848	\$75,507	\$30,847	117.0	178.0	0.41	0.41	\$273	\$141,818	\$3.42	100.0	12403	3418/1078		12403.BC CLASS HOMES	0	1	5/25/2023	401	STANDARD LOT																											
12-0550-0014-00-8	1260 PIONEER		08/07/24	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$268,900	51.73	\$448,949	\$36,857	\$51,806	109.1	139.0	0.37	0.37	\$338	\$100,428	\$2.31	110.0	12403	3423/4246		12403.BC CLASS HOMES	0	1	5/25/2023	401	STANDARD LOT																											
12-0551-0019-00-8	5550 PIONEER		06/20/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$250,600	54.48	\$501,220	\$12,394	\$53,614	112.9	139.0	0.38	0.38	\$110	\$32,360	\$0.74	120.0	12403	3406/1396		12403.BC CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT																											
12-0551-0019-00-8	5550 PIONEER		01/31/25	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$250,600	54.48	\$501,220	\$49,394	\$53,614	112.9	139.0	0.38	0.38	\$438	\$128,966	\$2.96	120.0	12403	3443/3083		12403.BC CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT																											
12-1330-0031-00-8	1803 NORFOLK		09/16/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$148,900	48.05	\$297,827	\$57,671	\$55,598	117.0	135.0	0.40	0.40	\$493	\$143,104	\$3.29	130.0	12403	3435/1737		12403.BC CLASS HOMES	0	1	10/14/2024	401	STANDARD LOT																											
12-1465-0004-00-0	1367 COUNTRY KNOLL		09/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$177,000	52.06	\$353,986	\$30,634	\$44,620	93.9	133.0	0.28	0.28	\$326	\$110,194	\$2.53	91.00	12403	3411/3522		12403.BC CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT																											
12-1277-0066-00-7	4189 HALLEY		11/19/24	\$386,400	WD	03-ARM'S LENGTH	\$386,400	\$190,900	49.40	\$381,801	\$66,255	\$61,656	129.8	133.0	0.48	0.48	\$510	\$139,191	\$3.20	156.00	12403	3439/1263		12403.BC CLASS HOMES	0	1	4/24/2024	401	STANDARD LOT																											
12-2852-0034-00-5	4030 KRISTINE		09/02/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$200,900	49.28	\$430,000	\$40,378	\$50,927	109.2	128.0	0.29	0.29	\$273	\$190,927	\$2.81	100.0	12403	3418/1078		12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT																											
12-2852-0034-00-5	4086 KRISTINE		05/26/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,700	47.69	\$343,305	\$62,481	\$45,786	96.4	133.0	0.29	0.29	\$648	\$215,452	\$4.95	95.00	12403	3404/3873		12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT																											
12-2852-0037-00-4	4038 KRISTINE		03/04/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,900	47.23	\$377,758	\$64,033	\$41,791	88.0	132.0	0.25	0.25	\$278	\$258,198	\$5.93	82.00	12403	3445/4249		12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT																											
12-2852-0047-00-0	4072 MICHELLE		08/29/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$184,900	47.42	\$369,799	\$65,184	\$45,083	94.9	130.0	0.28	0.28	\$687	\$231,972	\$5.33	94.00	12403	3411/2251		12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT																											
12-2855-0001-00-4	3908 GREEN ACRES		06/24/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,100	45.37	\$272,205	\$74,870	\$47,075	99.1	132.0	0.30	0.30	\$755	\$247,096	\$5.67	100.00	12403	3428/3660		12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT																											
12-2980-0011-00-7	1788 HACIENDA		06/10/24	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$189,700	50.05	\$379,472	\$47,306	\$47,778	100.6	132.0	0.31	0.31	\$470	\$152,109	\$3.49	102.50	12403	3428/4045		12403.BC CLASS HOMES	0	1	4/24/2024	401	STANDARD LOT																											
12-2980-0012-00-3	1721 HACIENDA		07/19/24	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$200,500	52.21	\$401,069	\$30,709	\$47,778	100.6	132.0	0.31	0.31	\$305	\$98,743	\$2.27	102.50	12403	3429/4400		12403.BC CLASS HOMES	0	1	5/13/2025	401	STANDARD LOT																											
12-7190-0016-00-0	2874 OAKHURST DRIVE		05/12/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$189,300	52.72	\$342,000	\$26,716	\$27,116	112.2	132.0	0.24	0.24	\$499	\$171,287	\$2.87	100.00	12403	3418/1078		12403.BC CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT																											
12-7190-0016-00-0	2871 HACIENDA		07/19/24	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$200,500	52.72	\$360,603	\$25,706	\$44,209	99.3	92.0	0.24	0.24	\$276	\$105,788	\$2.43	115.00	12403	3404/2751		12403.BC CLASS HOMES	0	1	8/5/2024	401	STANDARD LOT																											
12-8720-0009-00-9	4146 GRANDWOOD CIRCLE		02/02/24	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$211,100	50.14	\$422,184	\$41,792	\$42,976	90.5	158.0	0.28	0.28	\$462	\$151,420	\$3.48	76.21	12403	3420/0718		12403.BC CLASS HOMES	0	1	12/1/2023	401	STANDARD LOT																											
Totals:				\$7,470,200			\$7,470,200	\$3,673,500		\$7,346,972	\$1,062,682	\$939,454	2,097.8		6.75	6.75																																								
										Sale. Ratio =>	49.18											Average											Average																							
										Std. Dev. =>	3.08											per FF=>	\$507											per Net Acres=>	157.481.03											Average										
																																		per SqFt=>	\$3.62																					

HISTORY

YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	400
2022	FRONT FOOT RATE USED	400
2023	FRONT FOOT RATE USED	400
2024	FRONT FOOT RATE USED	450
2025	FRONT FOOT RATE USED	475
2026	FRONT FOOT RATE USED	500

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood during the two year study timeframe. Analysis was performed on improved sales by extracting the land valuation from total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$507 per front foot. Historical rates are shown to the left showing that the front foot rate was stable for several year but is now slowly increasing. The assessor has chosen to use a rate of \$500 per front foot putting the most weight on the improved sales showing that an increase is necessary with the historical rate supporting the current rate. This is an increase of 5% over the prior year's front foot rate.

12404 - C+ CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-2100-0022-00-0	1571 N BONNY BRUCE	10/15/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,000	60.00	\$41,980	\$35,000	\$41,980	98.8	128.0	0.29	0.29	\$354	\$119,048	\$2.73	100.00	12404	3437/1223		12404.C+ CLASS HOMES	0	0	9/27/2023	402	STANDARD LOT	
Totals:			\$35,000			\$35,000	\$21,000		\$41,980	\$35,000	\$41,980	98.8		0.29	0.29														
								60.00			Average			Average															
								#DIV/0!			Average per FF=>	\$354		Average per Net Acre=>	119,047.62			Average per SqFt=>	\$2.73										

SALES NOT USED

12404 - C+ CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Adj./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	Libr/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0033-0011-03-1	6570 JERICHO	02/26/24	\$404,000	WD	03-ARMY'S LENGTH	\$404,000	\$201,300	49.83	\$402,658	\$37,236	\$35,894	194.5	91.5	0.46	0.46	\$191	\$80,597	\$1.85	220.00	12404	3421/1676				7/16/2021	401	STANDARD LOT		
12-1000-0009-00-1	1545 N RIVERA	02/10/25	\$389,000	WD	03-ARMY'S LENGTH	\$389,000	\$170,500	43.83	\$340,936	\$92,076	\$44,012	103.6	132.0	0.32	0.32	\$889	\$286,841	\$6.58	106.00	12404	3444/0447				12/18/2024	401	STANDARD LOT		
12-1550-0007-00-3	1247 W JOHN BEERS	02/15/24	\$270,000	WD	03-ARMY'S LENGTH	\$270,000	\$135,800	50.30	\$271,548	\$36,600	\$40,148	94.5	160.0	0.29	0.29	\$409	\$131,293	\$3.01	80.00	12404	3420/3974				11/8/2023	401	STANDARD LOT		
12-1900-0014-00-3	1592 TIMBERLANE	06/13/24	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$151,300	50.43	\$302,616	\$46,147	\$48,763	114.7	218.0	0.45	0.45	\$402	\$102,549	\$2.35	90.00	12404	3428/0654				4/22/2024	401	STANDARD LOT		
12-2100-0003-02-3	5037 CLEVELAND	04/28/23	\$240,000	WD	03-ARMY'S LENGTH	\$240,000	\$132,700	55.29	\$265,475	\$22,489	\$47,964	112.9	166.0	0.40	0.40	\$199	\$56,223	\$1.29	105.00	12404	3403/1870				9/27/2023	401	STANDARD LOT		
12-2100-0005-00-8	1663 S BONNY BRUCE	08/31/23	\$290,000	PTA	03-ARMY'S LENGTH	\$290,000	\$144,800	49.93	\$289,689	\$46,384	\$46,073	108.4	140.0	0.35	0.35	\$428	\$131,028	\$3.01	110.00	12404	3412/0443				9/27/2023	401	STANDARD LOT		
12-2100-0006-00-4	1652 S BONNY BRUCE	08/22/23	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$170,200	50.06	\$340,361	\$43,766	\$44,127	103.8	145.0	0.33	0.33	\$422	\$131,429	\$3.02	100.00	12404	3411/2984				9/27/2023	401	STANDARD LOT		
12-2725-0009-00-7	4243 BROWNING	06/10/24	\$385,100	WD	03-ARMY'S LENGTH	\$385,100	\$170,000	44.14	\$339,923	\$87,292	\$42,115	99.1	133.0	0.30	0.30	\$881	\$291,946	\$6.70	98.00	12404	3428/2571				4/22/2024	401	STANDARD LOT		
12-2725-0026-00-3	1553 KIRKLINE	09/17/23	\$321,500	WD	03-ARMY'S LENGTH	\$321,500	\$138,000	43.17	\$277,558	\$85,188	\$15,246	106.5	132.0	0.34	0.34	\$838	\$285,440	\$6.09	111.00	12404	3444/0480				4/22/2024	401	STANDARD LOT		
12-2725-0036-00-4	4224 BROWNING	11/22/24	\$263,000	WD	03-ARMY'S LENGTH	\$263,000	\$139,400	50.00	\$278,784	\$26,588	\$42,372	99.7	133.0	0.30	0.30	\$247	\$88,400	\$2.02	99.00	12404	3439/3026				10/21/2024	401	STANDARD LOT		
12-2825-0014-00-7	5556 DONALD	10/25/24	\$279,000	WD	03-ARMY'S LENGTH	\$279,000	\$118,200	42.37	\$236,335	\$85,165	\$42,500	100.0	132.0	0.30	0.30	\$852	\$281,073	\$6.45	100.00	12404	3438/0142				10/9/2024	401	STANDARD LOT		
12-2825-0015-03-3	5572 DONALD	11/08/24	\$293,000	WD	03-ARMY'S LENGTH	\$293,000	\$135,300	46.18	\$270,636	\$64,864	\$42,500	100.0	132.0	0.30	0.30	\$649	\$214,073	\$4.91	100.00	12404	3438/4130				10/9/2024	401	STANDARD LOT		
12-2825-0027-00-1	5587 DENNIS	02/29/24	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$151,300	54.04	\$302,673	\$22,328	\$45,001	105.9	132.0	0.33	0.33	\$211	\$67,051	\$1.54	110.00	12404	3421/2370				5/24/2023	401	STANDARD LOT		
12-2825-0035-00-4	5570 DENNIS	12/11/23	\$297,100	WD	03-ARMY'S LENGTH	\$297,100	\$132,700	44.67	\$265,448	\$73,893	\$42,241	99.4	130.0	0.30	0.30	\$743	\$247,963	\$5.69	100.00	12404	3417/2325				11/22/2023	401	STANDARD LOT		
12-2825-0036-00-1	5586 DENNIS	05/31/23	\$305,600	WD	03-ARMY'S LENGTH	\$305,600	\$130,100	42.57	\$260,246	\$91,814	\$46,460	109.3	110.0	0.33	0.33	\$840	\$277,384	\$6.37	131.00	12404	3405/2124				5/24/2023	401	STANDARD LOT		
12-4820-0001-00-2	4690 WASHINGTON	08/01/24	\$219,900	WD	03-ARMY'S LENGTH	\$219,900	\$112,600	51.21	\$225,230	\$48,645	\$53,975	127.0	148.0	0.47	0.47	\$383	\$103,721	\$2.38	138.00	12404	3431/1290				6/10/2024	401	STANDARD LOT		
12-4820-0013-00-1	4646 IRIS	09/23/24	\$320,000	PTA	03-ARMY'S LENGTH	\$320,000	\$146,200	45.69	\$292,481	\$72,486	\$44,967	105.8	152.0	0.35	0.35	\$685	\$207,696	\$4.77	100.00	12404	3434/3992				5/8/2024	401	STANDARD LOT		
12-4820-0017-00-8	1422 CARDINAL	08/15/24	\$318,000	WD	03-ARMY'S LENGTH	\$318,000	\$148,500	46.70	\$296,936	\$69,034	\$47,970	112.9	143.0	0.38	0.38	\$612	\$181,192	\$4.16	116.00	12404	3432/2776				5/8/2024	401	STANDARD LOT		
12-4820-0032-00-5	1441 LUPINE	07/28/23	\$232,500	WD	03-ARMY'S LENGTH	\$232,500	\$135,600	58.32	\$271,182	\$9,288	\$47,970	112.9	143.0	0.38	0.38	\$82	\$24,378	\$0.56	116.00	12404	3409/2751				5/8/2024	401	STANDARD LOT		
12-4820-0032-00-5	1441 LUPINE	09/27/23	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$135,600	51.17	\$271,182	\$41,788	\$47,970	112.9	143.0	0.38	0.38	\$370	\$109,680	\$2.52	116.00	12404	3413/1735				5/8/2024	401	STANDARD LOT		
12-4860-0050-00-2	1544 JASMINE	07/19/24	\$395,000	WD	03-ARMY'S LENGTH	\$395,000	\$180,300	45.65	\$360,675	\$76,825	\$42,500	100.0	132.0	0.30	0.30	\$768	\$253,548	\$5.82	100.00	12404	3430/3345				5/22/2024	401	STANDARD LOT		
12-4860-0053-00-1	1558 JASMINE	06/09/23	\$347,600	WD	03-ARMY'S LENGTH	\$347,600	\$174,600	50.23	\$349,261	\$46,543	\$48,204	113.4	503.3	0.58	0.58	\$410	\$79,697	\$1.83	50.54	12404	3406/1286				5/8/2024	401	STANDARD LOT		
12-4860-0057-01-5	1595 ST JOSEPH CIRCLE	01/09/25	\$386,500	WD	03-ARMY'S LENGTH	\$386,500	\$175,400	45.38	\$350,856	\$99,696	\$64,052	150.7	280.0	0.77	0.77	\$662	\$129,307	\$2.97	120.00	12404	3442/2928				12/2/2024	401	STANDARD LOT		
12-4860-0060-00-8	1543 ST JOSEPH CIRCLE	07/31/23	\$325,000	WD	03-ARMY'S LENGTH	\$325,000	\$151,500	46.62	\$303,002	\$64,369	\$42,371	99.7	131.0	0.30	0.30	\$646	\$213,850	\$4.91	100.00	12404	3409/2153				5/8/2024	401	STANDARD LOT		
12-5000-0013-00-1	2210 LEONORA	11/06/24	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$148,800	46.50	\$297,509	\$69,615	\$47,124	110.9	130.0	0.36	0.36	\$628	\$194,455	\$4.46	120.00	12404	3438/1454				10/21/2024	401	STANDARD LOT		
12-5220-0007-00-8	5867 DEMORROW	03/29/24	\$305,000	WD	03-ARMY'S LENGTH	\$305,000	\$150,300	49.28	\$300,594	\$49,211	\$44,805	105.4	140.0	0.34	0.34	\$467	\$146,027	\$3.35	105.00	12404	3423/2538				4/28/2022	401	STANDARD LOT		
12-5220-0009-00-1	5899 DEMORROW	07/03/24	\$279,000	WD	03-ARMY'S LENGTH	\$279,000	\$138,400	49.61	\$276,716	\$47,089	\$44,805	105.4	140.0	0.34	0.34	\$447	\$139,730	\$3.21	105.00	12404	3429/3154				5/13/2024	401	STANDARD LOT		
12-5220-0033-00-9	2454 BROOKPOINT	06/29/23	\$351,000	WD	03-ARMY'S LENGTH	\$351,000	\$151,500	43.16	\$302,959	\$94,114	\$46,073	108.4	140.0	0.35	0.35	\$968	\$265,859	\$6.10	110.00	12404	3407/1803				5/16/2023	401	STANDARD LOT		
12-5220-0043-00-4	5884 CREEK VIEW	05/17/24	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$176,100	46.96	\$352,228	\$70,090	\$47,318	111.3	140.0	0.37	0.37	\$630	\$189,432	\$4.35	115.00	12404	3426/2722				4/29/2022	401	STANDARD LOT		
12-5220-0073-00-1	5848 ECHO RIDGE	09/06/23	\$282,000	WD	03-ARMY'S LENGTH	\$282,000	\$161,000	57.09	\$321,934	\$4,871	\$44,805	105.4	140.0	0.34	0.34	\$46	\$14,454	\$0.33	105.00	12404	3411/2766				5/4/2022	401	STANDARD LOT		
12-5220-0095-00-4	6050 CLEARBROOK	09/01/23	\$370,000	WD	03-ARMY'S LENGTH	\$370,000	\$192,800	52.11	\$385,511	\$38,369	\$53,880	126.8	154.0	0.47	0.47	\$303	\$80,947	\$1.86	134.00	12404	3411/1178				6/9/2023	401	STANDARD LOT		
12-5220-0105-00-0	5969 ECHO RIDGE	11/30/23	\$384,900	WD	03-ARMY'S LENGTH	\$384,900	\$171,600	44.58	\$343,115	\$90,685	\$48,900	115.1	154.0	0.40	0.40	\$788	\$225,025	\$5.17	114.00	12404	3416/3317				5/9/2022	401	STANDARD LOT		
12-5220-0106-00-6	5985 ECHO RIDGE	09/28/23	\$390,000	WD	03-ARMY'S LENGTH	\$390,000	\$211,300	54.18	\$422,540	\$16,360	\$48,900	115.1	154.0	0.40	0.40	\$142	\$40,596	\$0.93	114.00	12404	3413/1541				8/16/2023	401	STANDARD LOT		
12-5220-0129-00-6	2401 RIDGEWOOD	06/28/24	\$246,500	WD	03-ARMY'S LENGTH	\$246,500	\$152,300	43.95	\$304,609	\$88,226	\$46,355	109.0	142.0	0.36	0.36	\$809	\$245,755	\$5.64	110.00	12404	3429/0296				6/9/2024	401	STANDARD LOT		
12-5240-0022-00-1	5500 WHISPERING PINE	05/09/24	\$260,000	WD	03-ARMY'S LENGTH	\$260,000	\$127,100	48.88	\$254,272	\$50,729	\$45,001	105.9	132.0	0.33	0.33	\$479	\$152,339	\$3.50	110.00	12404	3425/4257				10/11/2023	401	STANDARD LOT		
12-5240-0026-00-7	5525 GOLDEN CREST	06/07/23	\$354,000	WD	03-ARMY'S LENGTH	\$354,000	\$165,100	46.64	\$330,146	\$68,855	\$45,001	105.9	132.0	0.33	0.33	\$650	\$206,772	\$4.75	110.00	12404	3405/4097				10/11/2023	401	STANDARD LOT		
12-5300-0026-00-4	2813 CROWNPOINT	03/29/24	\$248,000	WD	03-ARMY'S LENGTH	\$248,000	\$137,700	55.52	\$275,341	\$16,817	\$44,158	103.9	135.0	0.33	0.33	\$162	\$51,745	\$1.19	105.00	12404	3423/3073				4/22/2022	401	STANDARD LOT		
12-5320-0005-00-1	5680 GOLDEN CREST	06/21/24	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$192,000	44.65	\$383,917	\$99,072	\$52,989	124.7	162.0	0.47	0.47	\$795	\$211,241	\$4.85	126.00	12404	3429/0036				10/11/2023	401	STANDARD LOT		
12-5320-0006-00-8	5603 GOLDEN CREST	04/26/24	\$439,000	WD	03-ARMY'S LENGTH	\$439,000	\$157,300	46.40	\$314,674	\$71,739	\$47,413	111.6	132.0	0.36	0.36	\$643	\$197,085	\$4.52	120.00	12404	3425/1789				10/11/2023	401	STANDARD LOT		
12-5380-0018-01-0	1518 OAK TERRACE	10/23/24	\$386,000	WD	03-ARMY'S LENGTH	\$386,000	\$181,500	47.02	\$362,943	\$87,554	\$64,497	151.8	219.0	0.72	0.72	\$577	\$121,772	\$2.80	143.00	12404	3437/2581				9/27/2024	401	STANDARD LOT		
12-7140-0005-00-4	1376 TIMBERLANE	07/26/24	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$192,000	48.00	\$384,019	\$65,775	\$49,794	117.2	170.0	0.43	0.														

12404 - C+ CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - FINAL CONCLUSIONS

VACANT 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	Libor/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-2100-0022-00-0	1571 N BONNY BRUCE	10/15/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,000	60.00	\$41,980	\$35,000	\$41,980	98.8	128.0	0.29	0.29	\$354	\$119,048	\$2.73	100.00	12404	3437/1223		12404.C+ CLASS HOMES	0	0	9/27/2023	401	STANDARD LOT	
Totals:			\$35,000			\$35,000	\$21,000		\$41,980	\$35,000	\$41,980	98.8		0.29	0.29														
						Sale. Ratio =>		60.00		Average				Average				Average											
						Std. Dev. =>		#DIV/0!		per FF=>		\$354		per Net Acre=>		119,047.62		per SqFt=>											

IMPROVED ANALYSIS (EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Libor/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0033-0011-03-1	6570 JERICHO	02/26/24	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$201,300	49.83	\$402,658	\$37,236	\$35,894	194.5	91.5	0.46	0.46	\$191	\$80,597	\$1.85	220.00	12404	3421/1676			12404.C+ CLASS HOMES	0	1	7/16/2021	401	STANDARD LOT	
12-1000-0009-00-1	1545 N RIVIERA	02/10/25	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$170,500	43.83	\$340,936	\$92,076	\$44,012	103.6	132.0	0.32	0.32	\$889	\$286,841	\$6.58	106.00	12404	3444/0447			12404.C+ CLASS HOMES	0	1	12/18/2024	401	STANDARD LOT	
12-1650-0007-00-3	1247 W JOHN BEERS	02/15/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,800	50.30	\$271,548	\$38,600	\$40,148	94.5	160.0	0.29	0.29	\$409	\$131,293	\$3.01	80.00	12404	3420/3974			12404.C+ CLASS HOMES	0	1	11/8/2023	401	STANDARD LOT	
12-1900-0014-00-2	1592 TIMBERLANE	06/13/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$151,300	50.43	\$302,616	\$46,147	\$48,763	114.7	218.0	0.45	0.45	\$402	\$102,549	\$2.35	90.00	12404	3428/0654			12404.C+ CLASS HOMES	0	1	4/22/2024	401	STANDARD LOT	
12-2100-0003-02-1	5037 CLEVELAND	04/28/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$132,700	55.29	\$265,475	\$22,489	\$47,964	112.9	166.0	0.40	0.40	\$199	\$56,223	\$1.29	105.00	12404	3403/1870			12404.C+ CLASS HOMES	0	1	9/27/2023	401	STANDARD LOT	
12-2100-0005-00-8	1663 S BONNY BRUCE	08/31/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$144,800	49.93	\$289,689	\$46,384	\$46,073	108.4	140.0	0.35	0.35	\$428	\$131,028	\$3.01	110.00	12404	3412/0443			12404.C+ CLASS HOMES	0	1	9/27/2023	401	STANDARD LOT	
12-2100-0006-00-4	1652 S BONNY BRUCE	08/22/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,200	50.06	\$340,361	\$43,766	\$44,127	103.8	145.0	0.33	0.33	\$422	\$131,429	\$3.02	100.00	12404	3411/2984			12404.C+ CLASS HOMES	0	1	9/27/2023	401	STANDARD LOT	
12-2725-0009-00-7	4243 BROWNING	06/10/24	\$385,100	WD	03-ARM'S LENGTH	\$385,100	\$170,000	44.14	\$339,923	\$87,292	\$42,115	99.1	133.0	0.30	0.30	\$881	\$291,946	\$6.70	98.00	12404	3428/2571			12404.C+ CLASS HOMES	0	1	4/22/2024	401	STANDARD LOT	
12-2725-0026-00-9	1553 KIPLING	05/17/23	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$138,800	43.17	\$277,558	\$89,188	\$45,246	106.5	132.0	0.34	0.34	\$838	\$265,440	\$6.09	111.00	12404	3404/4480			12404.C+ CLASS HOMES	0	1	4/22/2024	401	STANDARD LOT	
12-2725-0036-00-4	4224 BROWNING	11/22/24	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$139,400	53.00	\$278,784	\$26,588	\$42,372	99.7	133.0	0.30	0.30	\$267	\$88,040	\$2.02	99.00	12404	3439/3026			12404.C+ CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT	
12-2825-0014-00-7	5556 DONALD	10/25/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$118,200	42.37	\$236,355	\$85,165	\$42,500	100.0	132.0	0.30	0.30	\$852	\$281,073	\$6.45	100.00	12404	3438/0142			12404.C+ CLASS HOMES	0	1	10/9/2024	401	STANDARD LOT	
12-2825-0015-00-3	5572 DONALD	11/08/24	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$135,300	46.18	\$270,636	\$64,864	\$42,500	100.0	132.0	0.30	0.30	\$649	\$214,073	\$4.91	100.00	12404	3438/4130			12404.C+ CLASS HOMES	0	1	10/9/2024	401	STANDARD LOT	
12-2825-0027-00-1	5587 DENNIS	02/29/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$151,300	54.04	\$302,673	\$22,328	\$45,001	105.9	132.0	0.33	0.33	\$211	\$67,051	\$1.54	110.00	12404	3421/2370			12404.C+ CLASS HOMES	0	1	5/24/2023	401	STANDARD LOT	
12-2825-0035-00-4	5570 DENNIS	12/11/23	\$297,100	WD	03-ARM'S LENGTH	\$297,100	\$132,700	44.67	\$265,448	\$73,893	\$42,241	99.4	130.0	0.30	0.30	\$743	\$247,963	\$5.69	100.00	12404	3417/2325			12404.C+ CLASS HOMES	0	1	11/22/2023	401	STANDARD LOT	
12-2825-0036-00-1	5586 DENNIS	05/31/23	\$305,600	WD	03-ARM'S LENGTH	\$305,600	\$130,100	42.57	\$260,246	\$91,814	\$46,460	109.3	110.0	0.33	0.33	\$840	\$277,384	\$6.37	131.00	12404	3405/2124			12404.C+ CLASS HOMES	0	1	5/24/2023	401	STANDARD LOT	
12-4820-0001-00-2	4690 WASHINGTON	08/01/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$112,600	51.21	\$225,230	\$48,645	\$53,975	127.0	148.0	0.47	0.47	\$383	\$103,721	\$2.38	138.00	12404	3431/1290			12404.C+ CLASS HOMES	0	1	6/10/2024	401	STANDARD LOT	
12-4820-0013-00-1	4646 IRIS	09/23/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$146,200	45.69	\$292,481	\$72,486	\$44,967	105.8	152.0	0.35	0.35	\$685	\$207,696	\$4.77	100.00	12404	3434/3992			12404.C+ CLASS HOMES	0	1	5/8/2024	401	STANDARD LOT	
12-4820-0017-00-6	1422 CARDINAL	08/15/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$148,500	46.70	\$296,936	\$69,034	\$47,970	112.9	143.0	0.38	0.38	\$612	\$181,192	\$4.16	116.00	12404	3432/2776			12404.C+ CLASS HOMES	0	1	5/8/2024	401	STANDARD LOT	
12-4820-0032-00-5	1441 LUPINE	07/28/23	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$135,600	58.32	\$271,182	\$9,288	\$47,970	112.9	143.0	0.38	0.38	\$82	\$24,378	\$0.56	116.00	12404	3409/2571			12404.C+ CLASS HOMES	0	1	5/8/2024	401	STANDARD LOT	
12-4820-0032-00-5	1441 LUPINE	09/27/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$135,600	51.17	\$271,182	\$41,788	\$47,970	112.9	143.0	0.38	0.38	\$370	\$109,680	\$2.52	116.00	12404	3413/1735			12404.C+ CLASS HOMES	0	1	5/8/2024	401	STANDARD LOT	
12-4860-0050-00-2	1544 JASMINE	07/19/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$180,300	45.65	\$360,675	\$76,825	\$42,500	100.0	132.0	0.30	0.30	\$768	\$253,548	\$5.82	100.00	12404	3430/3345			12404.C+ CLASS HOMES	0	1	5/22/2024	401	STANDARD LOT	
12-4860-0053-00-1	1568 JASMINE	06/09/23	\$347,600	WD	03-ARM'S LENGTH	\$347,600	\$174,600	50.23	\$349,261	\$46,543	\$48,204	113.4	503.3	0.58	0.58	\$410	\$79,697	\$1.83	50.54	12404	3406/1286			12404.C+ CLASS HOMES	0	1	5/8/2024	401	STANDARD LOT	
12-4860-0057-01-5	1595 ST JOSEPH CIRCLE	01/09/25	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$175,400	45.38	\$350,856	\$99,696	\$64,052	150.7	280.0	0.77	0.77	\$662	\$129,307	\$2.97	120.00	12404	3442/2928			12404.C+ CLASS HOMES	0	1	12/2/2024	401	STANDARD LOT	
12-4860-0060-00-8	1543 ST JOSEPH CIRCLE	07/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,500	46.62	\$305,002	\$64,369	\$42,371	99.7	131.0	0.30	0.30	\$646	\$213,850	\$4.91	100.00	12404	3409/2153			12404.C+ CLASS HOMES	0	1	5/8/2024	401	STANDARD LOT	
12-5000-0013-00-1	2210 LEONORA	11/06/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,800	46.50	\$297,509	\$69,615	\$47,124	110.9	130.0	0.36	0.36	\$628	\$194,455	\$4.46	120.00	12404	3438/1454			12404.C+ CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT	
12-5220-0007-00-8	5867 DEMORROW	03/29/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$150,200	49.28	\$300,594	\$49,211	\$44,805	105.4	140.0	0.34	0.34	\$467	\$146,027	\$3.35	105.00	12404	3423/2538			12404.C+ CLASS HOMES	0	1	4/28/2022	401	STANDARD LOT	
12-5220-0009-00-1	5899 DEMORROW	07/03/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$138,400	49.61	\$276,716	\$47,089	\$44,805	105.4	140.0	0.34	0.34	\$447	\$139,730	\$3.21	105.00	12404	3429/3154			12404.C+ CLASS HOMES	0	1	5/13/2024	401	STANDARD LOT	
12-5220-0033-00-9	2454 BROOKPOINT	06/29/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$151,500	41.16	\$302,959	\$94,114	\$46,073	108.4	140.0	0.35	0.35	\$868	\$265,859	\$6.10	110.00	12404	3407/1803			12404.C+ CLASS HOMES	0	1	5/16/2023	401	STANDARD LOT	
12-5220-0043-00-4	5884 CREEK VIEW	05/17/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$176,100	46.96	\$352,228	\$70,090	\$47,318	111.3	140.0	0.37	0.37	\$630	\$189,432	\$4.35	115.00	12404	3426/2722			12404.C+ CLASS HOMES	0	1	4/29/2022	401	STANDARD LOT	
12-5220-0073-00-1	5848 ECHO RIDGE	09/06/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$161,000	57.09	\$321,934	\$4,871	\$44,805	105.4	140.0	0.34	0.34	\$46	\$14,454	\$0.33	105.00	12404	3411/2766			12404.C+ CLASS HOMES	0	1	5/4/2022	401	STANDARD LOT	
12-5220-0095-00-4	6050 CLEARBROOK	09/01/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$192,800	52.11	\$385,511	\$38,369	\$53,880	126.8	154.0	0.47	0.47	\$303	\$80,947	\$1.86	134.00	12404	3411/1178			12404.C+ CLASS HOMES	0	1	6/9/2023	401	STANDARD LOT	
12-5220-0105-00-0	5969 ECHO RIDGE	11/30/23	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$171,600	44.58	\$343,115	\$90,685	\$48,900	115.1	154.0	0.40	0.40	\$788	\$225,025	\$5.17	114.00	12404	3416/3317			12404.C+ CLASS HOMES	0	1	5/9/2022	401	STANDARD LOT	
12-5220-0106-00-6	5985 ECHO RIDGE	09/28/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$211,300	54.18	\$422,540	\$16,360	\$48,900	115.1	154.0	0.40	0.40	\$142	\$40,596	\$0.93	114.00	12404	3413/1541			12404.C+ CLASS HOMES	0	1	8/16/2023	401	STANDARD LOT	
12-5220-0129-00-6	2401 RIDGEWOOD	06/28/24	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$152,300	43.95	\$304,609	\$88,226	\$66,335	109.0	142.0	0.36	0.36	\$809	\$245,755	\$5.64	110.00	12404	3429/0296			12404.C+ CLASS HOMES	0	1	6/3/2024	401	STANDARD LOT	
12-5240-0022-00-1	5500 WHISPERING PINE	05/09/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$127,100	48.88	\$254,272	\$50,729	\$45,001	105.9	132.0	0.33	0.33	\$479	\$152,339	\$3.50	110.00	12404	3425/4257			12404.C+ CLASS HOMES	0	1	10/11/2023	401	STANDARD LOT	
12-5240-0026-00-7	5525 GLENDA CREST	06/07/23	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$165,100	46.64	\$330,146	\$68,855	\$45,001	105.9	132.0	0.33	0.33	\$650	\$206,772	\$4.75	110.00	12404	3405/4097			12404.C+ CLASS HOMES	0	1	10/11/2023	401	STANDARD LOT	
12-5300-0026-00-4	2813 CROWNPOINT	03/29/24	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$137,700	55.55	\$275,341	\$16,817	\$44,158	103.9	135.0	0.33	0.33	\$161	\$51,745	\$1.19	105.00	12404	3423/3073			12404.C+ CLASS HOMES	0	1	4/22/2022	401	STANDARD LOT	
12-5320-0019-00-1	5680 GLENDA CREST	06/21/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$199,000	44.65	\$383,917	\$99,072	\$52,989	124.7	165.0	0.47	0.47	\$795	\$221,241	\$4.85	126.00	12404	3429/0036			12404.C+ CLASS HOMES	0	1	11/10/2023	401	STANDARD LOT	
12-5320-0060-00-8																														

12405 - C CLASS HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0021-0021-06-8	RED ARROW	06/08/23	\$400	PTA	03-ARM'S LENGTH	\$400	\$200	50.00	\$364	\$400	\$364	0.0	0.0	0.01	0.01	#DIV/0!	\$40,000	\$0.92	0.00	12405			12405.C CLASS HOMES	0	1	11/6/2024	402		
12-0023-0030-08-0	5523 WASHINGTON	09/23/24	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$30,700	31.65	\$61,315	\$97,000	\$61,315	351.2	252.5	1.67	1.67	\$276	\$58,119	\$1.33	288.00	12405	3435/3875		12405.C CLASS HOMES	0	1	4/27/2023	402	STANDARD LOT	
Totals:			\$97,400			\$97,400	\$30,900		\$61,679	\$97,400	\$61,679	351.2		1.68	1.68														
							Sale. Ratio ==>		31.72		Average						Average												
							Std. Dev. ==>		12.98		per FF==>	\$277					per Net Acre==>	\$8,010.72											
																	Average												
																	per SqFt==>	\$1.33											

SALES NOT USED

12405 - C CLASS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - IMPROVED LAND 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0009-0029-03-5	2553 W GLENLORD	04/04/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,800	51.32	\$333,595	\$35,009	\$43,604	137.6	149.3	0.44	0.44	\$254	\$80,296	\$1.84	135.00	12405 3423/4128				12405.C CLASS HOMES	0	1	4/4/2023	401	STANDARD LOT	
12-0011-0003-01-1	3737 S CLEVELAND	09/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,000	48.94	\$230,081	\$44,213	\$39,294	192.5	125.0	0.57	0.57	\$230	\$77,026	\$1.77	200.00	12405 3412/0350				12405.C CLASS HOMES	0	1	5/12/2025	401	STANDARD LOT	
12-0011-0011-03-1	3830 WASHINGTON	06/29/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$170,300	53.39	\$340,602	\$11,784	\$33,386	117.6	97.0	0.42	0.41	\$69	\$28,191	\$0.65	186.00	12405 3407/0314				12405.C CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-0015-0047-04-5	4594 CLEVELAND	07/23/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$106,200	45.32	\$341,500	\$74,481	\$35,804	165.3	125.3	0.48	0.48	\$341	\$152,691	\$2.81	165.50	12405 3411/1498				12405.C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0015-0062-02-9	1733 W MARQUETTE WDS	07/23/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$134,200	54.78	\$268,477	\$21,138	\$44,615	278.0	82.0	0.65	0.65	\$76	\$32,470	\$0.75	346.00	12405 3430/3568				12405.C CLASS HOMES	0	1	10/14/2024	401	STANDARD LOT	
12-0016-0020-10-3	2878 W GLENLORD	05/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$89,600	39.82	\$179,269	\$78,741	\$33,010	137.7	167.5	0.46	0.46	\$572	\$170,805	\$3.92	120.00	12405 3425/2053				12405.C CLASS HOMES	0	1	10/28/2024	401	STANDARD LOT	
12-0016-0021-02-9	4181 RIDGE	09/12/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$33,600	56.00	\$67,207	\$39,408	\$46,615	234.7	135.5	0.78	0.78	\$168	\$50,653	\$1.16	250.00	12405 3413/0792				12405.C CLASS HOMES	0	1	10/28/2024	401	STANDARD LOT	
12-0022-0021-15-5	4946 CLEVELAND	04/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$224,807	\$48,975	\$23,782	114.0	86.5	0.23	0.23	\$430	\$212,935	\$4.89	116.00	12405 3402/0635				12405.C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0022-0030-10-3	5662 S ROOSEVELT	07/17/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,100	49.69	\$288,267	\$47,550	\$45,817	107.8	170.0	0.37	0.37	\$441	\$127,139	\$2.92	95.75	12405 3430/1759				12405.C CLASS HOMES	0	1	5/19/2023	401	STANDARD LOT	
12-0023-0007-02-9	1337 W JOHN BEERS	05/05/23	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$153,200	54.42	\$306,329	\$25,572	\$50,401	118.6	165.0	0.43	0.43	\$216	\$58,922	\$1.35	114.50	12405 3404/0714				12405.C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0023-0014-01-7	5594 WASHINGTON	08/18/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$151,000	45.78	\$288,321	\$64,481	\$37,804	188.9	115.0	0.53	0.52	\$341	\$127,127	\$2.80	200.00	12405 3410/1408				12405.C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0023-0017-02-9	1627 ALEX	05/10/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$121,900	48.37	\$243,872	\$52,678	\$44,550	208.0	165.0	0.68	0.76	\$257	\$77,240	\$1.77	200.00	12405 3426/1334				12405.C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0500-0020-00-1	1795 ARCADIA	12/29/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$130,200	43.41	\$260,348	\$79,746	\$40,194	94.6	124.0	0.27	0.27	\$843	\$295,356	\$6.78	95.00	12405 3418/2512				12405.C CLASS HOMES	0	1	5/12/2025	401	STANDARD LOT	
12-0510-0028-00-0	3792 CLEVELAND	05/08/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,800	53.83	\$247,590	\$25,551	\$43,141	101.5	135.0	0.31	0.31	\$252	\$81,633	\$1.87	101.00	12405 3426/2031				12405.C CLASS HOMES	0	1	5/12/2025	401	STANDARD LOT	
12-0510-0030-00-1	1860 ARCADIA	08/22/23	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$148,400	46.02	\$296,804	\$68,584	\$40,888	100.9	122.0	0.30	0.30	\$680	\$228,613	\$5.25	107.00	12405 3410/3500				12405.C CLASS HOMES	0	1	5/12/2025	401	STANDARD LOT	
12-0510-0042-00-2	3782 KNOX	11/01/24	\$196,300	WD	03-ARM'S LENGTH	\$196,300	\$112,100	57.11	\$224,208	\$10,991	\$38,899	91.5	126.0	0.26	0.26	\$120	\$42,767	\$0.98	89.00	12405 3439/1015				12405.C CLASS HOMES	0	1	5/12/2025	401	STANDARD LOT	
12-0900-0002-01-7	1654 GREG	12/18/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$90,200	50.67	\$180,477	\$57,465	\$59,942	156.4	304.0	0.82	0.82	\$368	\$69,739	\$1.60	100.00	12405 3441/2402				12405.C CLASS HOMES	0	1	4/17/2024	401	STANDARD LOT	
12-0900-0035-00-4	1597 EDWARD	07/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$94,500	40.21	\$189,014	\$24,921	\$36,965	92.0	100.2	0.26	0.26	\$564	\$198,295	\$4.55	85.00	12405 3429/2857				12405.C CLASS HOMES	0	1	4/22/2024	401	STANDARD LOT	
12-1250-0021-00-1	1636 S CHERRY	12/28/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$108,200	47.25	\$216,391	\$53,160	\$38,551	90.7	132.0	0.26	0.26	\$564	\$198,295	\$4.55	85.00	12405 3423/1896				12405.C CLASS HOMES	0	1	9/20/2023	401	STANDARD LOT	
12-1250-0024-00-0	1674 S CHERRY	01/27/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$102,000	43.04	\$204,019	\$71,415	\$38,434	90.4	131.0	0.26	0.26	\$790	\$278,965	\$6.40	85.00	12405 3443/1803				12405.C CLASS HOMES	0	1	10/14/2024	401	STANDARD LOT	
12-1250-0026-00-2	1685 S CHERRY	04/14/23	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$142,400	54.35	\$284,744	\$19,756	\$42,500	100.0	132.0	0.30	0.30	\$198	\$65,201	\$1.50	100.00	12405 3402/1732				12405.C CLASS HOMES	0	1	1/13/2025	401	STANDARD LOT	
12-1300-0008-00-0	1407 BRENTWOOD	03/11/25	\$304,925	WD	03-ARM'S LENGTH	\$304,925	\$148,600	48.73	\$297,290	\$46,039	\$38,404	90.4	120.0	0.25	0.25	\$509	\$185,641	\$4.26	90.00	12405 3443/3504				12405.C CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT	
12-1300-0015-00-1	1505 BRENTWOOD	06/20/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$133,500	46.52	\$267,083	\$65,523	\$45,606	107.3	257.7	0.43	0.43	\$611	\$153,810	\$3.53	72.00	12405 3426/2556				12405.C CLASS HOMES	0	1	5/15/2024	401	STANDARD LOT	
12-1380-0014-00-1	4133 KINGMAN	09/04/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$150,700	47.09	\$301,330	\$61,170	\$42,500	100.0	132.0	0.30	0.30	\$612	\$201,881	\$4.63	100.00	12405 3433/1818				12405.C CLASS HOMES	0	1	4/1/2024	401	STANDARD LOT	
12-1550-0003-00-1	5146 WASHINGTON	07/17/23	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$146,000	45.54	\$288,508	\$74,388	\$40,194	94.6	124.0	0.27	0.27	\$843	\$295,356	\$6.78	95.00	12405 3418/2512				12405.C CLASS HOMES	0	1	5/12/2025	401	STANDARD LOT	
12-1700-0016-00-8	4183 MORTON LANE	07/07/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$131,900	54.50	\$268,732	\$20,768	\$42,500	100.0	132.0	0.30	0.30	\$208	\$68,541	\$1.57	100.00	12405 3407/1469				12405.C CLASS HOMES	0	1	10/28/2024	401	STANDARD LOT	
12-2850-0024-00-3	3738 GREEN ACRE	07/01/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$113,300	49.26	\$226,669	\$57,969	\$54,638	128.6	132.0	0.46	0.46	\$451	\$125,746	\$2.89	152.00	12405 3425/2446				12405.C CLASS HOMES	0	1	4/28/2025	401	STANDARD LOT	
12-2875-0022-00-5	1733 CLEARWOOD	02/14/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,800	45.69	\$237,657	\$67,344	\$45,001	105.9	132.0	0.33	0.33	\$636	\$202,234	\$4.64	110.00	12405 3444/2116				12405.C CLASS HOMES	0	1	5/17/2023	401	STANDARD LOT	
12-2875-0009-00-0	1857 CLEARWOOD	02/19/25	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$169,500	50.00	\$339,019	\$47,157	\$47,176	111.0	132.0	0.36	0.36	\$425	\$130,629	\$3.00	119.00	12405 3444/1002				12405.C CLASS HOMES	0	1	1/20/2025	401	STANDARD LOT	
12-2875-0032-00-1	1815 SHERWOOD	10/04/24	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$110,400	46.19	\$220,805	\$61,958	\$43,763	103.0	132.0	0.32	0.32	\$602	\$194,836	\$4.47	105.00	12405 3436/2768				12405.C CLASS HOMES	0	1	8/26/2024	401	STANDARD LOT	
12-3020-0001-00-6	5106 WASHINGTON	03/21/25	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$113,200	45.83	\$226,419	\$81,866	\$61,285	144.2	80.0	0.47	0.47	\$568	\$173,445	\$3.98	257.00	12405 3447/1620				12405.C CLASS HOMES	0	1	5/26/2023	401	STANDARD LOT	
12-3420-0017-00-4	1824 S SHERIDA	11/20/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,300	52.79	\$208,516	\$29,800	\$39,509	92.9	129.0	0.27	0.27	\$313	\$100,519	\$2.47	90.00	12405 3411/2329				12405.C CLASS HOMES	0	1	4/22/2023	401	STANDARD LOT	
12-4480-0042-00-1	1856 S SIERRA	12/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,700	45.10	\$189,370	\$58,909	\$38,779	100.1	132.0	0.46	0.46	\$654	\$231,016	\$5.30	84.00	12405 3440/4246				12405.C CLASS HOMES	0	1	5/22/2023	401	STANDARD LOT	
12-4480-0042-00-0	1868 S SIERRA	11/29/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$159,000	48.18	\$317,909	\$50,370	\$38,279	90.1	132.0	0.26	0.26	\$559	\$197,529	\$4.53	84.00	12405 3416/1868				12405.C CLASS HOMES	0	1	9/18/2023	401	STANDARD LOT	
12-4520-0004-00-2	1762 SANTA MARIA	02/12/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$109,800	42.39	\$219,662	\$80,550	\$41,212	97.0	132.0	0.29	0.29	\$831	\$279,688	\$6.42	95.00	12405 3440/3501				12405.C CLASS HOMES	0	1	9/25/2023	401	STANDARD LOT	
12-4520-0013-00-1	5458 S SAN MARTINE	12/11/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$118,000	49.37	\$236,079	\$53,124	\$50,203	118.1	132.0	0.40	0.40	\$450	\$132,810	\$3.05	132.00	12405 3417/3599				12405.C CLASS HOMES	0	1	9/25/2023	401	STANDARD LOT	
12-4560-0017-00-6	5978 JAMES	08/10/23	\$226,100	WD	03-ARM'S LENGTH	\$226,100	\$121,600	53.78	\$243,119	\$24,297	\$41,316	97.2	123.0	0.28	0.28	\$250	\$86,160	\$1.98	100.00	12405 3411/1083				12405.C CLASS HOMES	0	1	7/18/2023	401	STANDARD LOT	
12-4600-0011-00-1	1862 N DONNA	01/13/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,000	42.91	\$236,071	\$81,429	\$42,500	100.0	132.0	0.30	0.30	\$814	\$268,743	\$6.17	100.00	12405 3442/2914				12405.C CLASS HOMES	0	1	9/18/2023	401	STANDARD LOT	
12-4600-0015-0																														

LAND ANALYSIS - FRONT FOOT ANALYSIS - FINAL CONCLUSION

Parcel Number	Street Address	Sale Date	Sale Price	Insta.	3rd-Party's Sale	Adj. Sale Price	Curr. Asmt.	Asst./Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Upper/Lower	Other Parcels in Sale	Class	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1			
12-0021-0021-06-8	RED ARROW	06/08/23	\$400	PTA	03-ARM'S LENGTH	\$400	\$200	\$0.00	\$364	\$400	\$364	0.0	0.0	0.01	0.01	#DIV/0!	\$400.00	\$0.92	0.00	12405					12405.C CLASS HOMES	0	1	11/6/2024	402			
12-0023-0030-08-0	5523 WASHINGTON	09/23/24	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$30,700	31.65	\$61,315	\$97,000	\$61,315	351.2	252.5	1.67	1.67	\$276	\$58,119	\$1.33	288.00	12405	3435/3875				12405.C CLASS HOMES	0	1	4/27/2023	402	STANDARD LOT		
Totals:			\$97,400			\$97,400	\$30,900		\$61,679	\$97,400	\$61,679	351.2		1.68	1.68																	
											Sale, Ratio =>		31.72		Average				Average													
											Std. Dev. =>		12.98		per FF=>		\$277		per Net Acre=>		58,010.72		Average		per SqFt=>		\$1.33					

Parcel Number	Street Address	Sale Date	Sale Price	WD	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asst./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. From	Depth	Net Acres	Total Acres	Dollary/Hft	Dollars/Acre	Dollary/SqFt	Actual Foot	ECF Area	Ubr/Pager	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0009-0029-03	2553 W GLENLORD	04/04/24	\$325,500	WD		03-ARM'S LENGTH	\$325,500	\$166,800	51.32	\$333,595	\$35,009	\$43,604	137.6	149.3	0.44	0.44	\$254	\$80,296	\$1.84	135.00	12405	3423/4128	12405	C CLASS HOMES	0	1	4/4/2023	401	STANDARD LOT	
12-0011-0001-03	3733 S CLEVELAND	09/08/23	\$235,000	WD		03-ARM'S LENGTH	\$235,000	\$115,000	48.94	\$230,081	\$44,213	\$39,294	192.5	125.0	0.57	0.57	\$230	\$77,026	\$1.77	200.00	12405	3412/0350	12405	C CLASS HOMES	0	1	5/12/2025	401	STANDARD LOT	
12-0011-0011-03	3830 WASHINGTON	06/29/23	\$319,000	WD		03-ARM'S LENGTH	\$319,000	\$170,300	53.39	\$340,602	\$11,784	\$33,386	171.6	97.0	0.42	0.41	\$69	\$28,191	\$0.65	186.00	12405	3407/0314	12405	C CLASS HOMES	0	1	5/7/2025	401	STANDARD LOT	
12-0015-0047-04	4334 CLEVELAND	08/13/23	\$250,000	WD		03-ARM'S LENGTH	\$250,000	\$106,300	42.52	\$212,500	\$27,681	\$35,181	165.3	125.3	0.48	0.48	\$440	\$152,691	\$3.51	165.50	12405	3411/1498	12405	C CLASS HOMES	0	1	10/14/2024	401	STANDARD LOT	
12-0015-0047-04	4334 CLEVELAND	08/13/23	\$250,000	WD		03-ARM'S LENGTH	\$250,000	\$106,300	42.52	\$212,500	\$27,681	\$35,181	165.3	125.3	0.48	0.48	\$440	\$152,691	\$3.51	165.50	12405	3411/1498	12405	C CLASS HOMES	0	1	10/14/2024	401	STANDARD LOT	
12-0016-0020-03	2878 W GLENLORD	05/01/24	\$225,000	WD		03-ARM'S LENGTH	\$225,000	\$94,688.47	54.99	\$268,477	\$28,786	\$44,213	171.6	97.0	0.46	0.46	\$572	\$170,805	\$3.92	120.00	12405	3425/2053	12405	C CLASS HOMES	0	1	10/28/2024	401	STANDARD LOT	
12-0016-0021-02	4181 RIDGE	09/01/23	\$600,000	WD		03-ARM'S LENGTH	\$600,000	\$333,600	56.00	\$627,207	\$39,408	\$46,615	234.7	135.5	0.78	0.78	\$168	\$50,653	\$1.16	250.00	12405	3413/0792	12405	C CLASS HOMES	0	1	10/28/2024	401	STANDARD LOT	
12-0022-0021-15	4946 CLEVELAND	04/26/23	\$250,000	WD		03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$224,807	\$48,975	\$23,782	114.0	86.5	0.23	0.23	\$430	\$212,935	\$4.89	116.00	12405	3402/0635	12405	C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0022-0030-10	5662 S ROOSEVELT	07/17/24	\$290,000	WD		03-ARM'S LENGTH	\$290,000	\$144,100	49.69	\$288,267	\$47,550	\$46,817	107.8	170.0	0.37	0.37	\$441	\$127,139	\$2.92	95.75	12405	3403/1759	12405	C CLASS HOMES	0	1	5/19/2023	401	STANDARD LOT	
12-0023-0007-02	1337 W JOHN BEERS	05/05/23	\$281,500	WD		03-ARM'S LENGTH	\$281,500	\$153,200	44.02	\$306,329	\$25,572	\$50,401	118.6	165.0	0.43	0.43	\$216	\$58,922	\$1.35	114.50	12405	3404/2071	12405	C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0023-0104-01-7	5295 WASHINGTON	08/18/23	\$315,000	WD		03-ARM'S LENGTH	\$315,000	\$154,200	45.78	\$288,321	\$64,483	\$37,804	188.9	115.0	0.53	0.53	\$541	\$127,127	\$2.80	200.00	12405	3410/2408	12405	C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0023-0104-01-7	5295 WASHINGTON	08/18/23	\$315,000	WD		03-ARM'S LENGTH	\$315,000	\$154,200	45.78	\$288,321	\$64,483	\$37,804	188.9	115.0	0.53	0.53	\$541	\$127,127	\$2.80	200.00	12405	3410/2408	12405	C CLASS HOMES	0	1	4/27/2023	401	STANDARD LOT	
12-0500-0020-00	1795 ARCADIA	12/29/23	\$299,																											

YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	375
2022	FRONT FOOT RATE USED	350
2023	FRONT FOOT RATE USED	350
2024	FRONT FOOT RATE USED	400
2025	FRONT FOOT RATE USED	425
2026	FRONT FOOT RATE USED	425

The analysis performed on vacant land sales show that the rate should be \$277 per front foot. Further analysis was performed on improved sales by extracting the land valuation from total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$460 per front foot. Historical rates are shown to the left showing that the front foot rates have been stable and now slowly increasing. The assessor has chosen to use a front foot rate of \$425 per front foot putting the most weight on the improved sales analysis as well as the historical land rate. This is not a change from the prior years front foot rate.

12406, 12409, 45403, 45404 - CD CLASS HOMES/DUPLEXES
LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0027-0006-05-0	1906 W JOHN BEERS	10/16/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$7,500	53.57	\$14,996	\$14,000	\$14,996	132.0	165.0	0.45	0.50	\$106	\$31,111	\$0.71	132.00	12406	3436/2742		12406.CD CLASS HOMES	0	1	5/12/2022		402	
Totals:			\$14,000			\$14,000	\$7,500		\$14,996	\$14,000	\$14,996	132.0		0.45	0.50														
								Sale. Ratio =>	53.57		Average			Average			Average												
								Std. Dev. =>	#DIV/0!		per FF=>	\$106		per Net Acres=>	31,111.11		per SqFt=>	\$0.71											

SALES NOT USED

12406, 12409, 45403, 45404 - CD CLASS HOMES/DUPLEXES
LAND ANALYSIS - FRONT FOOT ANALYSIS - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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		
12-0015-0037-13-0	1740 W GLENLORD	01/17/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,900	45.06	\$211,899	\$61,391	\$38,290	109.4	165.0	0.41	0.41	\$561	\$148,646	\$3.41	109.00	12409	3443/0237		12409 DUPLEX HOMES TOWNSHIP	0	1	11/11/2024	401	STANDARD LOT			
12-0015-0039-03-5	1890 W GLENLORD	06/28/24	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$123,800	48.93	\$247,604	\$46,781	\$41,385	118.2	291.0	0.57	0.57	\$396	\$82,361	\$1.89	85.00	12406	3429/0211		12406 CD CLASS HOMES	0	1	10/21/2024	401	STANDARD LOT			
12-0015-0047-00-3	4430 CLEVELAND	08/16/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$80,800	34.38	\$161,617	\$108,039	\$34,656	129.0	190.5	0.87	0.87	\$838	\$123,898	\$2.84	119.00	12406	3432/1576		12406 CD CLASS HOMES	0	1	10/14/2024	401	STANDARD LOT			
12-0022-0019-01-3	5509 S ROOSEVELT	07/07/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,100	49.82	\$224,273	\$31,474	\$30,747	187.8	125.0	0.57	0.57	\$168	\$54,833	\$1.26	200.00	12406	3408/0616		12406 CD CLASS HOMES	0	1	5/19/2023	401	STANDARD LOT			
12-0028-0007-04-6	6236 DEMORROW	07/24/24	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$120,000	43.24	\$239,938	\$64,500	\$26,938	181.0	90.0	0.43	0.43	\$356	\$150,000	\$3.44	208.00	12409	3430/3592		12409 DUPLEX HOMES TOWNSHIP	0	1	7/1/2024	401	STANDARD LOT			
12-0900-0026-00-5	1544 EDWARD	07/19/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$83,500	58.39	\$167,034	\$9,822	\$33,856	96.7	90.0	0.28	0.28	\$102	\$35,716	\$0.82	133.00	12409	3430/3905		12409 DUPLEX HOMES TOWNSHIP	0	1	4/17/2024	401	STANDARD LOT			
12-2650-0028-00-6	4129 SECOND	08/20/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$145,600	44.80	\$291,230	\$66,308	\$32,538	93.0	125.0	0.29	0.29	\$713	\$231,038	\$5.30	100.00	12406	3432/2366		12406 CD CLASS HOMES	0	1	10/9/2024	401	STANDARD LOT			
12-2700-0017-01-2	4169 MORTON LANE	08/02/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,800	49.75	\$283,668	\$46,485	\$45,153	129.0	110.0	0.48	0.48	\$360	\$97,863	\$2.25	188.00	12409	3409/2411		12409 DUPLEX HOMES TOWNSHIP	0	1	10/28/2024	401	STANDARD LOT			
12-4700-0037-00-5	3910 LINCOLN	10/18/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,200	54.73	\$224,312	\$32,210	\$51,522	147.2	300.0	0.83	0.83	\$219	\$38,995	\$0.30	120.00	12406	3437/0215		12406 CD CLASS HOMES	0	1	4/30/2025	401	STANDARD LOT			
12-4720-0056-00-5	4001 MEADOW LANE	10/27/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$102,900	45.13	\$205,767	\$68,866	\$46,633	133.2	205.0	0.62	0.62	\$517	\$111,614	\$2.56	131.00	12406	3414/1405		12406 CD CLASS HOMES	0	1	4/30/2025	401	STANDARD LOT			
12-4720-0061-00-9	3933 MEADOW LANE	09/22/23	\$189,100	WD	03-ARM'S LENGTH	\$189,100	\$98,500	52.09	\$196,912	\$34,891	\$42,703	122.0	200.0	0.53	0.53	\$286	\$66,081	\$1.52	115.00	12406	3412/3746		12406 CD CLASS HOMES	0	1	4/30/2025	401	STANDARD LOT			
12-5280-0025-00-9	4379 W VELVET	12/04/23	\$233,501	WD	03-ARM'S LENGTH	\$233,501	\$107,600	46.08	\$215,243	\$48,508	\$30,250	86.4	122.0	0.25	0.25	\$561	\$192,492	\$4.42	90.00	12409	3417/1196		12409 DUPLEX HOMES TOWNSHIP	0	1	10/21/2024	401	STANDARD LOT			
12-5300-0022-00-9	6357 JERICHO	11/08/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,000	53.19	\$250,014	\$23,142	\$38,156	109.0	120.0	0.37	0.37	\$212	\$62,715	\$1.44	134.00	12409	3438/3601		12409 DUPLEX HOMES TOWNSHIP	0	1	4/22/2022	401	STANDARD LOT			
12-6750-0014-00-3	2179 WELCH	11/15/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,500	41.93	\$239,020	\$83,008	\$37,028	105.8	178.0	0.40	0.40	\$785	\$207,520	\$4.76	98.00	12409	3439/0709		12409 DUPLEX HOMES TOWNSHIP	0	1	10/21/2024	401	STANDARD LOT			
12-6800-0002-00-5	2209 CAROL LANE	10/18/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$133,600	54.31	\$267,126	\$15,038	\$36,164	103.3	132.0	0.35	0.35	\$146	\$43,213	\$0.99	115.00	12409	3437/0089		12409 DUPLEX HOMES TOWNSHIP	0	1	9/25/2024	401	STANDARD LOT			
12-6800-0022-00-5	2113 CHARLES	09/26/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$148,900	53.95	\$297,823	\$16,379	\$38,202	109.1	132.0	0.38	0.38	\$150	\$42,877	\$0.98	126.00	12409	3413/0887		12409 DUPLEX HOMES TOWNSHIP	0	1	9/25/2024	401	STANDARD LOT			
12-6800-0027-00-8	2180 CHARLES	05/13/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$123,200	50.29	\$246,458	\$35,754	\$37,212	106.3	133.0	0.37	0.37	\$336	\$97,689	\$2.34	120.00	12409	3426/0793		12409 DUPLEX HOMES TOWNSHIP	0	1	9/25/2024	401	STANDARD LOT			
12-9700-0013-00-7	6540 FREDONIA CIRCLE	03/14/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,400	50.52	\$272,869	\$36,478	\$39,347	112.4	201.0	0.46	0.46	\$324	\$79,128	\$1.82	100.00	12409	3447/3636		12409 DUPLEX HOMES TOWNSHIP	0	1	1/11/2022	401	STANDARD LOT			
45-0900-0003-00-0	2553 DEMORROW CIRCLE	01/24/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$130,800	52.32	\$261,626	\$30,697	\$42,323	120.9	221.0	0.54	0.54	\$254	\$57,058	\$1.31	106.00	45404		45404 DUPLEX HOMES VILLAGE	0	1	11/13/2024	401	STANDARD LOT				
45-0900-0008-00-1	2540 DEMORROW CIRCLE	02/12/25	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$133,300	45.97	\$266,652	\$68,941	\$45,593	130.3	98.5	0.47	0.47	\$529	\$148,260	\$3.40	205.66	45404	3444/0952		45404 DUPLEX HOMES VILLAGE	0	1	4/26/2022	401	STANDARD LOT			
Totals:			\$4,931,101			\$4,931,101	\$2,385,400	48.37	\$4,771,085	\$928,712	\$768,696	2,430.3		9.45	9.45																
							Sale, Ratio =>	5.52				Average per FF=>	\$382		Average per Net Acres=>	98,318.02		Average per SqFt=>	\$2.26												
SALES NOT USED																															
12-2650-0037-01-3	4197 SECOND	05/09/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$104,800	58.22	\$209,529	(\$2,149)	\$27,380	78.2	125.0	0.22	0.22	(\$27)	(\$9,995)	(\$0.23)	75.00	12406	3426/1124		12406 CD CLASS HOMES	0	1	10/9/2024	401	STANDARD LOT	NEGATIVE LAND RESIDUAL		
12-4720-0056-00-5	4001 MEADOW LANE	05/17/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$102,900	68.60	\$205,767	(\$9,134)	\$46,633	133.2	205.0	0.62	0.62	(\$69)	(\$14,804)	(\$0.34)	131.00	12406	3404/0492		12406 CD CLASS HOMES	0	1	4/30/2025	401	STANDARD LOT	NEGATIVE LAND RESIDUAL		
12-6800-0028-00-4	2196 CHARLES	01/08/25	\$222,750	WD	03-ARM'S LENGTH	\$222,750	\$147,000	65.99	\$294,053	(\$14,203)	\$37,100	106.0	132.0	0.36	0.36	(\$323)	(\$93,964)	(\$2.16)	120.00	12409	3442/1423		12409 DUPLEX HOMES TOWNSHIP	0	1	9/25/2024	401	STANDARD LOT	NEGATIVE LAND RESIDUAL		
12-0023-0026-01-5	5166 WASHINGTON	07/26/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,200	51.72	\$222,323	\$32,605	\$39,908	214.1	225.0	1.03	1.03	\$152	\$31,563	\$0.72	200.00	12406	3431/0811		12406 CD CLASS HOMES	0	1	3/27/2024	401	STANDARD LOT	LARGER THAN STANDARD LOT		
12-4700-0001-00-3	3754 LINCOLN	07/13/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$104,900	56.70	\$209,899	\$43,473	\$68,372	356.2	250.0	1.11	1.11	\$122	\$39,165	\$0.90	435.00	12406	3407/0295		12406 CD CLASS HOMES	0	1	4/30/2025	401	STANDARD LOT	LARGER THAN STANDARD LOT		
12-0016-0020-13-8	4161 MAGNOLIA	09/10/24	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$93,500	37.47	\$187,046	\$91,542	\$29,088	83.1	132.0	0.24	0.24	\$1,101	\$378,273	\$8.68	80.00	12406	3434/0327		12406 CD CLASS HOMES	0	0	10/28/2024	401	STANDARD LOT	OUTLIER		
12-0021-0029-15-8	3145 KHAN	08/07/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,400	35.80	\$214,842	\$130,403	\$45,245	129.3	285.0	0.65	0.65	\$1,009	\$199,393	\$4.58	100.00	12406	3410/0493		12406 CD CLASS HOMES	0	1	6/1/2023	401	STANDARD LOT	OUTLIER		
12-1750-0009-00-2	5510 S ROOSEVELT	06/01/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$89,000	34.90	\$178,029	\$114,032	\$37,061	105.9	217.0	0.43	0.43	\$1,077	\$266,430	\$6.12	86.00	12406	3405/2008		12406 CD CLASS HOMES	0	1	4/20/2023	401	STANDARD LOT	OUTLIER		

12406, 12409, 45403, 45404 - CD CLASS HOMES/DUPLEXES
LAND ANALYSIS - FRONT FOOT ANALYSIS - FINAL CONCLUSION

VACANT 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0027-0006-05-0	1906 W JOHN BEERS	10/16/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$7,500	53.57	\$14,996	\$14,000	\$14,996	132.0	165.0	0.45	0.50	\$106	\$31,111	\$0.71	132.00	12406	3436/2742	12406.CD CLASS HOMES		0	1	5/12/2022		402		
Totals:						\$14,000			\$14,996	\$14,000	\$14,996	132.0		0.45	0.50															
						Sale. Ratio =>		53.57			Average				Average				Average											
						Std. Dev. =>		#DIV/0!			per FF=>		\$106			per Net Acre=>		31,111.11				per SqFt=>		\$0.71						
IMPROVED ANALYSIS (EXTRACTION)																														
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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0015-0037-13-0	1740 W GLENLORD	01/17/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,900	45.06	\$211,899	\$61,391	\$38,290	109.4	165.0	0.41	0.41	\$561	\$148,646	\$3.41	109.00	12409	3443/0237	12409.DUPLEX HOMES TOWNSHIP		0	1	11/11/2024		401	STANDARD LOT	
12-0015-0039-03-5	1890 W GLENLORD	06/28/24	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$123,800	48.93	\$247,604	\$46,781	\$41,385	118.2	291.0	0.57	0.57	\$396	\$82,361	\$1.89	85.00	12406	3429/0211	12406.CD CLASS HOMES		0	1	10/24/2022		401	STANDARD LOT	
12-0015-0047-00-3	4430 CLEVELAND	08/16/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$80,800	34.38	\$161,617	\$108,039	\$34,656	129.0	190.5	0.87	0.87	\$838	\$123,898	\$2.84	119.00	12406	3432/1576	12406.CD CLASS HOMES		0	1	10/14/2024		401	STANDARD LOT	
12-0022-0019-01-1	5509 S ROOSEVELT	07/07/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,100	49.82	\$224,273	\$31,474	\$30,747	187.8	125.0	0.57	0.57	\$168	\$54,833	\$1.26	200.00	12406	3408/0616	12406.CD CLASS HOMES		0	1	5/19/2023		401	STANDARD LOT	
12-0028-0007-04-6	6236 DEMORROW	07/24/24	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$120,000	43.24	\$239,938	\$64,500	\$26,938	181.0	90.0	0.43	0.43	\$356	\$150,000	\$3.44	208.00	12409	3430/3592	12409.DUPLEX HOMES TOWNSHIP		0	1	7/1/2024		401	STANDARD LOT	
12-0900-0026-00-5	1544 EDWARD	07/19/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$83,500	58.39	\$167,034	\$9,822	\$33,856	96.7	90.0	0.28	0.28	\$102	\$35,716	\$0.82	133.00	12409	3430/2905	12409.DUPLEX HOMES TOWNSHIP		0	1	4/17/2024		401	STANDARD LOT	
12-2650-0028-00-6	4129 SECOND	08/20/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$145,600	44.80	\$291,230	\$66,308	\$32,538	93.0	125.0	0.29	0.29	\$713	\$231,038	\$5.30	100.00	12406	3432/2366	12406.CD CLASS HOMES		0	1	10/9/2024		401	STANDARD LOT	
12-2700-0017-01-2	4169 MORTON LANE	08/02/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,800	49.75	\$283,668	\$46,485	\$45,153	129.0	110.0	0.48	0.48	\$360	\$97,863	\$2.25	188.00	12409	3409/2411	12409.DUPLEX HOMES TOWNSHIP		0	1	10/28/2024		401	STANDARD LOT	
12-4700-0037-00-6	3910 LINCOLN	10/18/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,200	54.73	\$224,312	\$32,210	\$51,522	147.2	300.0	0.83	0.83	\$219	\$38,995	\$0.90	120.00	12406	3437/0215	12406.CD CLASS HOMES		0	1	4/30/2025		401	STANDARD LOT	
12-4720-0056-00-5	4001 MEADOW LANE	10/27/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$102,900	45.13	\$205,267	\$68,866	\$46,633	133.2	205.0	0.62	0.62	\$517	\$111,614	\$2.56	131.00	12406	3414/1405	12406.CD CLASS HOMES		0	1	4/30/2025		401	STANDARD LOT	
12-4720-0061-00-9	3933 MEADOW LANE	09/22/23	\$189,100	WD	03-ARM'S LENGTH	\$189,100	\$98,500	52.09	\$196,912	\$34,891	\$42,703	122.0	200.0	0.53	0.53	\$286	\$66,081	\$1.52	115.00	12406	3412/3746	12406.CD CLASS HOMES		0	1	4/20/2025		401	STANDARD LOT	
12-5280-0025-00-0	4379 W VELVET	12/04/23	\$233,501	WD	03-ARM'S LENGTH	\$233,501	\$107,600	46.08	\$215,243	\$48,508	\$30,250	86.4	122.0	0.25	0.25	\$561	\$192,492	\$4.42	90.00	12409	3417/1196	12409.DUPLEX HOMES TOWNSHIP		0	1	10/21/2024		401	STANDARD LOT	
12-5300-0022-00-9	6357 JERICHO	11/08/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,000	53.19	\$250,014	\$23,142	\$38,156	109.0	120.0	0.37	0.37	\$212	\$62,715	\$1.44	134.00	12409	3438/3601	12409.DUPLEX HOMES TOWNSHIP		0	1	4/22/2022		401	STANDARD LOT	
12-6750-0014-00-3	2179 WELCH	11/15/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,500	41.93	\$239,020	\$83,008	\$37,028	105.8	178.0	0.40	0.40	\$785	\$207,520	\$4.76	98.00	12409	3439/0709	12409.DUPLEX HOMES TOWNSHIP		0	1	10/21/2024		401	STANDARD LOT	
12-6800-0002-00-5	2209 CAROL LANE	10/18/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$133,600	54.31	\$267,126	\$15,038	\$36,164	103.3	132.0	0.35	0.35	\$146	\$43,213	\$0.99	115.00	12409	3437/0089	12409.DUPLEX HOMES TOWNSHIP		0	1	9/25/2024		401	STANDARD LOT	
12-6800-0022-00-6	2113 CHARLES	09/26/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$148,900	53.95	\$297,823	\$16,379	\$38,202	109.1	132.0	0.38	0.38	\$150	\$42,877	\$0.98	126.00	12409	3413/0887	12409.DUPLEX HOMES TOWNSHIP		0	1	9/25/2024		401	STANDARD LOT	
12-6800-0027-00-8	2180 CHARLES	05/13/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$123,200	50.29	\$246,458	\$35,754	\$37,212	106.3	133.0	0.37	0.37	\$336	\$97,689	\$2.24	120.00	12409	3426/0793	12409.DUPLEX HOMES TOWNSHIP		0	1	9/25/2024		401	STANDARD LOT	
12-9700-0013-00-7	6540 FREDONIA CIRCLE	03/14/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,400	50.52	\$272,869	\$36,478	\$39,347	112.4	201.0	0.46	0.46	\$324	\$79,128	\$1.82	100.00	12409	3447/3636	12409.DUPLEX HOMES TOWNSHIP		0	1	1/11/2022		401	STANDARD LOT	
45-0900-0003-00-0	2553 DEMORROW CIRCLE	01/24/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$130,800	52.32	\$261,626	\$30,697	\$42,323	120.9	221.0	0.54	0.54	\$254	\$57,058	\$1.31	106.00	45404		45404.DUPLEX HOMES VILLAGE		0	1	11/3/2024		401	STANDARD LOT	
45-0900-0008-00-1	2540 DEMORROW CIRCLE	02/12/25	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$133,300	45.97	\$266,652	\$68,941	\$45,593	130.3	98.5	0.47	0.47	\$529	\$148,260	\$3.40	205.66	45404	3444/0952	45404.DUPLEX HOMES VILLAGE		0	1	4/26/2022		401	STANDARD LOT	
Totals:						\$4,931,101			\$4,771,085	\$928,712	\$768,696	2,430.3		9.45	9.45															
						Sale. Ratio =>		48.37			Average				Average				Average											
						Std. Dev. =>		5.52			per FF=>		\$382			per Net Acre=>		98,318.02				per SqFt=>		\$2.26						

HISTORY		
YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	275
2022	FRONT FOOT RATE USED	250
2023	FRONT FOOT RATE USED	300
2024	FRONT FOOT RATE USED	325
2025	FRONT FOOT RATE USED	350
2026	FRONT FOOT RATE USED	350

FINAL CONCLUSION SUMMARY	
The analysis performed on vacant land sales show that the rate should be \$106 per front foot. Further analysis was performed on improved sales by extracting the land valuation from total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$382 per front foot. Historical rates are shown to the left showing that the front foot rate for this neighborhood has slowly been increase over the last five years. The assessor has chosen to use a rate of \$350 per front foot putting the most weight on the improved sales with the historical rate also supporting the land rate. This is not a change from the prior year's front foot rate.	

12407 - WYNSTONE HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-8901-0212-00-5	6226 LONGHORN TRAIL	07/19/24	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$99,000	154.69	\$198,024	\$64,000	\$46,148	97.2	135.0	0.36	0.36	\$659	\$179,775	\$4.13	115.00	12407	3432/3270		12407.WYNSTONE SUBDIVISON	0	1	12/4/2024	401	STANDARD LOT	
Totals:			\$64,000			\$64,000	\$99,000		\$198,024	\$64,000	\$46,148	97.2		0.36	0.36														
							Sale. Ratio =>	154.69			Average						Average												
							Std. Dev. =>	#DIV/0!			Average						Average												
											per FF=>	\$659					per Net Acre=>	179,775.28											
																			\$4.13										

SALE NOT USED

12407 - WYNSTONE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asmtm.	Adj./Add.	Sale Cur.	Appraisal	Land Residual	Est. Land Value	Effect.	Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libe/Pg#	Other Parties in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Group 3	
12-8900-0010-00-1	5820 WILSON DRIVE	07/17/24	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$280,000		51.19	\$559,923	\$38,933	\$49,756	140.7	238.0	0.51	0.51	\$352	\$72,506	\$166	82.00	12407	3429/3587		12407.WYNDSTONE SUBDIVISION	0	1	5/6/2024		401	STANDARD LOT	
12-8900-0020-00-1	5820 WILSON DRIVE	11/25/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$317,800		52.97	\$635,543	\$30,009	\$65,552	138.0	265.0	0.60	0.60	\$217	\$49,849	\$134	197.00	12407	3439/4489		12407.WYNDSTONE SUBDIVISION	0	1	8/26/2024		401	STANDARD LOT	
12-8900-0030-00-1	5820 WILSON DRIVE	07/17/24	\$428,500	WD	03-ARM'S LENGTH	\$428,500	\$228,500		50.93	\$467,389	\$28,889	\$36,116	138.0	265.0	0.51	0.51	\$352	\$72,506	\$166	82.00	12407	3429/3587		12407.WYNDSTONE SUBDIVISION	0	1	5/6/2024		401	STANDARD LOT	
12-8900-0062-00-1	2939 JONI LANE	10/04/24	\$600,000	WD	03-ARM'S LENGTH	\$430,000	\$232,000		53.95	\$644,020	\$10,845	\$44,865	94.5	173.0	0.37	0.37	\$115	\$29,390	\$67	93.00	12407	3435/4082		12407.WYNDSTONE SUBDIVISION	0	1	4/26/2024		401	STANDARD LOT	
12-8900-0069-00-0	5984 LONGHORN TRAIL	11/21/23	\$579,500	WD	03-ARM'S LENGTH	\$579,500	\$290,500		52.00	\$581,743	\$50,555	\$52,798	111.2	273.0	0.56	0.56	\$455	\$89,637	\$206	90.00	12407	3416/1765		12407.WYNDSTONE SUBDIVISION	0	0	4/14/2022		401	STANDARD LOT	
12-8900-0076-00-6	6023 LONGHORN TRAIL	07/17/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$213,200		46.86	\$426,320	\$74,947	\$46,276	97.4	128.0	0.35	0.35	\$469	\$215,986	\$496	123.00	12407	3430/2988		12407.WYNDSTONE SUBDIVISION	0	1	5/10/2024		401	STANDARD LOT	
12-8900-0084-00-9	2036 HALSTED DRIVE	04/14/23	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$209,100		49.32	\$418,133	\$52,018	\$46,151	97.2	157.0	0.37	0.37	\$535	\$139,458	\$320	105.00	12407	3402/3080		12407.WYNDSTONE SUBDIVISION	0	1	4/4/2023		401	STANDARD LOT	
12-8900-0088-00-4	5861 WYNDSTONE DRIVE	01/24/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,400		47.53	\$408,710	\$63,750	\$42,460	89.4	146.0	0.32	0.32	\$372	\$120,472	\$460	95.00	12407	3443/1672		12407.WYNDSTONE SUBDIVISION	0	1	8/26/2024		401	STANDARD LOT	
12-8900-0103-00-1	5984 LONGHORN TRAIL	08/16/24	\$428,500	WD	03-ARM'S LENGTH	\$428,500	\$228,500		50.93	\$467,389	\$28,889	\$36,116	138.0	265.0	0.51	0.51	\$352	\$72,506	\$166	82.00	12407	3429/3587		12407.WYNDSTONE SUBDIVISION	0	1	4/15/2022		401	STANDARD LOT	
12-8900-0115-00-8	5795 WACKER DRIVE	09/29/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$204,100		44.86	\$408,279	\$91,794	\$45,073	94.9	166.0	0.35	0.35	\$967	\$263,020	\$604	106.00	12407	3431/2558		12407.WYNDSTONE SUBDIVISION	0	1	9/6/2023		401	STANDARD LOT	
12-8901-0121-00-0	5777 RACINE DRIVE	04/18/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$275,600		50.57	\$551,299	\$38,287	\$44,586	93.9	175.0	0.37	0.37	\$408	\$102,372	\$235	88.00	12407	3428/3820		12407.WYNDSTONE SUBDIVISION	0	1	3/27/2024		401	STANDARD LOT	
12-8901-0122-00-6	5785 RACINE DRIVE	01/08/24	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$207,400		48.05	\$404,663	\$68,433	\$52,096	109.7	182.0	0.55	0.55	\$624	\$123,525	\$284	81.00	12407	3419/0036		12407.WYNDSTONE SUBDIVISION	0	1	4/18/2022				
12-8901-0130-00-9	5861 RACINE DRIVE	01/18/24	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$247,400		51.38	\$494,784	\$60,403	\$43,685	92.0	170.0	0.35	0.35	\$331	\$86,613	\$199	90.00	12407	3419/0497		12407.WYNDSTONE SUBDIVISION	0	1	4/19/2022		401	STANDARD LOT	
12-8901-0132-00-1	5984 LONGHORN TRAIL	08/16/24	\$428,500	WD	03-ARM'S LENGTH	\$428,500	\$228,500		50.93	\$467,389	\$28,889	\$36,116	138.0	265.0	0.51	0.51	\$352	\$72,506	\$166	82.00	12407	3429/3587		12407.WYNDSTONE SUBDIVISION	0	1	4/15/2022		401	STANDARD LOT	
12-8901-0167-00-0	6038 RACINE DRIVE	10/10/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$198,600		47.29	\$397,132	\$69,838	\$46,970	98.9	174.0	0.36	0.36	\$706	\$196,174	\$450	122.00	12407	3436/3853		12407.WYNDSTONE SUBDIVISION	0	1	8/28/2024		401	STANDARD LOT	
12-8901-0168-00-6	6034 RACINE DRIVE	08/06/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$282,500		54.34	\$564,984	\$89	\$45,843	96.5	175.0	0.37	0.37	\$9	\$2,322	\$505	103.00	12407	3431/4211		12407.WYNDSTONE SUBDIVISION	0	1	6/10/2024		401	STANDARD LOT	
12-8901-0169-00-2	6010 RACINE DRIVE	09/13/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$248,300		52.83	\$496,668	\$22,033	\$48,701	102.5	184.0	0.40	0.40	\$215	\$55,221	\$127	118.00	12407	3435/2367		12407.WYNDSTONE SUBDIVISION	0	1	4/29/2024		401	STANDARD LOT	
12-8901-0176-00-9	1980 HALSTED DRIVE	06/14/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$200,900		50.23	\$401,783	\$42,951	\$44,734	94.2	169.0	0.37	0.37	\$456	\$114,842	\$264	89.00	12407	3428/2484		12407.WYNDSTONE SUBDIVISION	0	1	4/19/2022		401	STANDARD LOT	
12-8901-0187-00-1	6047 RACINE DRIVE	03/07/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$278,500		52.06	\$557,034	\$23,445	\$45,479	95.7	188.0	0.39	0.39	\$245	\$60,425	\$139	90.00	12407	3445/3670		12407.WYNDSTONE SUBDIVISION	0	1	4/20/2022		401	STANDARD LOT	
12-8901-0219-00-1	6142 LONGHORN TRAIL	05/10/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$247,400		48.51	\$494,791	\$67,475	\$47,475	102.7	175.0	0.57	0.57	\$599	\$129,814	\$298	146.00	12407	3426/3315		12407.WYNDSTONE SUBDIVISION	0	1	9/13/2022		401	STANDARD LOT	
Totals:			\$9,566,000			\$9,566,000	\$4,780,000			\$9,559,848	\$964,768	\$956,616	2,013.9		8.26	8.26															
													</																		

SALES NOT USED

12-8900-0037-00-1	2166	MCCORMICK TRAIL	07/25/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$268,900	57.21	\$537,783	(\$19,700)	\$48,173	101.4	141.0	0.39	0.39	(\$194)	(\$50,773)	(\$1,17)	120.00	12407	3408/2721	12407, WYNDSTONE SUBDIVISION	0	1	3/19/2025	401	STANDARD LOT	NEGATIVE LAND RESIDUAL
12-8901-0200-00-7	6141	LONGHORN TRAIL	05/23/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$286,900	55.23	\$562,188	(\$81,516)	\$47,672	104.0	134.0	0.39	0.39	(\$55)	(\$15,196)	(\$0.35)	120.00	12407	3426/4141	12407, WYNDSTONE SUBDIVISION	0	1	4/20/2022	401	STANDARD LOT	NEGATIVE LAND RESIDUAL

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/Ft	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				
12-8901-0212-00-5	6226 LONGHORN TRAIL	07/19/24	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$99,000		154.69	\$198,024	\$64,000	\$46,148	97.2	135.0	0.36	0.36	\$659	\$179,775	\$4.13	115.00	12407	3432/3270		12407.WYNDSTONE SUBDIVISION	0	1	12/4/2024	401	STANDARD LOT					
Totals:			\$64,000			\$64,000	\$99,000			\$198,024	\$64,000	\$46,148	97.2		0.36	0.36																		
								Sale. Ratio =>	154.69					Average						Average														
								Std. Dev. =>	#DIV/0!					per FF=>	\$659					per Net Acre=>	179,775.28		Average											
																						\$4.13												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sal. Price	Cur. Assmt.	Adj./Adj. Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/AC	Dollars/SqFt	Actual Front	ECF Area	Lbr/Pg	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-8900-0010-00-5	5820 WALKER DRIVE	07/10/24	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$280,000	\$51.19	\$559,923	\$36,833	\$49,756	10.07	238.0	0.51	0.51	\$352	\$72,506	\$166	82.00	12407	3429/3587		12407 WYNDSTONE SUBDIVISION				5/6/2024	401	STANDARD LOT
12-8900-0020-00-1	5946 LONGHORN TRAIL	11/25/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$317,800	\$2.97	\$635,545	\$30,009	\$65,552	138.0	265.0	0.60	0.60	\$217	\$49,849	\$114	197.00	12407	3439/4467		12407 WYNDSTONE SUBDIVISION				8/26/2024	401	STANDARD LOT
12-8900-0030-00-3	5969 LONGHORN TRAIL	10/17/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$256,800	\$2.97	\$516,800	\$24,200	\$48,365	93.0	265.0	0.38	0.38	\$117	\$25,930	\$67	93.00	12407	3434/3582		12407 WYNDSTONE SUBDIVISION				8/26/2024	401	STANDARD LOT
12-8900-0062-00-5	2399 IONI LANE	10/04/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$232,000	\$3.95	\$464,020	\$10,845	\$44,885	94.5	173.0	0.37	0.37	\$215	\$29,390	\$164	93.00	12407	3436/0582		12407 WYNDSTONE SUBDIVISION				4/26/2024	401	STANDARD LOT
12-8900-0069-00-0	5984 LONGHORN TRAIL	11/21/23	\$579,500	WD	03-ARM'S LENGTH	\$579,500	\$290,900	\$0.20	\$581,743	\$50,555	\$52,798	116.2	273.0	0.56	0.56	\$455	\$89,637	\$206	90.00	12407	3416/1765		12407 WYNDSTONE SUBDIVISION				5/10/2024	401	STANDARD LOT
12-8900-0075-00-6	6023 LONGHORN TRAIL	07/17/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$213,200	\$6.86	\$426,320	\$74,947	\$46,267	97.4	128.0	0.35	0.35	\$769	\$215,986	\$456	123.00	12407	3404/2988		12407 WYNDSTONE SUBDIVISION				4/14/2024	401	STANDARD LOT
12-8900-0084-00-4	2036 WALSTED DRIVE	04/14/23	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$209,100	49.32	\$418,133	\$52,018	\$46,151	97.2	157.0	0.37	0.37	\$535	\$139,458	\$320	105.00	12407	3402/3080		12407 WYNDSTONE SUBDIVISION				4/4/2023	401	STANDARD LOT
12-8900-0088-00-4	5861 WYNDSTONE DRIVE	01/24/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,400	47.53	\$408,710	\$63,750	\$42,460	89.4	146.0	0.32	0.32	\$737	\$200,472	\$460	95.00	12407	3403/1672		12407 WYNDSTONE SUBDIVISION				8/26/2024	401	STANDARD LOT
12-8900-0090-00-3	5989 LONGHORN TRAIL	08/16/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$244,200	\$2.97	\$484,256	\$24,200	\$48,365	93.0	265.0	0.38	0.38	\$117	\$25,930	\$67	93.00	12407	3432/2798		12407 WYNDSTONE SUBDIVISION				4/18/2022	401	STANDARD LOT
12-8900-0115-00-8	5795 WALKER DRIVE	09/29/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$274,100	44.86	\$408,279	\$91,794	\$45,073	94.9	166.0	0.35	0.35	\$967	\$263,020	\$604	106.00	12407	3413/2558		12407 WYNDSTONE SUBDIVISION				9/6/2023	401	STANDARD LOT
12-8901-0121-00-0	5777 RACINE DRIVE	06/24/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$205,500	\$5.97	\$551,299	\$38,287	\$44,586	93.9	175.0	0.37	0.37	\$408	\$102,372	\$235	88.00	12407	3428/3620		12407 WYNDSTONE SUBDIVISION				3/27/2024	401	STANDARD LOT
12-8901-0122-00-6	5785 RACINE DRIVE	01/08/24	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$202,300	48.08	\$404,663	\$68,433	\$52,096	109.7	182.0	0.55	0.55	\$624	\$123,525	\$284	81.00	12407	3419/0036		12407 WYNDSTONE SUBDIVISION				4/18/2022	401	STANDARD LOT
12-8901-0130-00-9	5861 RACINE DRIVE	01/12/24	\$481,500	WD	03-ARM'S LENGTH	\$481																							

YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	425
2022	FRONT FOOT RATE USED	400
2023	FRONT FOOT RATE USED	425
2024	FRONT FOOT RATE USED	450
2025	FRONT FOOT RATE USED	475
2026	FRONT FOOT RATE USED	475

The analysis performed on vacant land sales show that the front foot rate should be \$659 per front foot. Further analysis was performed on improved sales by extracting the land valuation from the total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$479 per front foot. Historical rates are shown to the left showing that the front foot rates have been slowly increasing. The assessor has chosen to use a rate of \$475 per front foot putting the most weight on the improved sales analysis with the historical rates supporting this front foot rate. The is not an increase from the prior year land rate.

12408 - RURAL HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

12408 - RURAL HOMES

SALES NOT USED

12-004-00313-00-8	6995 STEVENSVILLE BARODA	02/18/25	\$334,000	CD	03-ARM'S LENGTH	\$334,000	\$164,700	49.31	\$329,356	\$161,361	\$156,717	0.0	0.0	20.00	20.00	#DIV/0!	\$8,068	\$0.19	640.00	12408	3444/1557	12408.RURAL HOMES - MIXED CLASS	0	1	9/3/2021	401	STANDARD LOT	LARGER THAN STANDARD LOT
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12408 - RURAL HOMES

NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED ANALYSIS (EXTRACT/ION)																														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	
12-0026-0028-01-2	6470 WASHINGTON	10/20/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$199,100	46.85	\$398,261	\$108,542	\$81,803	447.2	233.0	2.00	2.30	\$243	\$54,271	\$1.25	375.00	12408	3415/0828		12408.RURAL HOMES - MIXED CLASS	0	1	7/7/2023	401	STANDARD LOT		
12-0034-0017-07-1	6691 STEVENSVILLE BARODA	03/13/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,700	43.78	\$201,449	\$125,905	\$97,354	267.0	0.0	3.08	3.31	\$472	\$40,838	\$0.94	267.00	12408	3446/3305		12408.RURAL HOMES - MIXED CLASS	0	1	12/2/2024	401			
Totals:						\$655,000			\$599,710	\$234,447	\$179,157	714.2		5.08	5.31															
							Sale. Ratio =>	45.77			Average			Average			Average													
							Std. Dev. =>	2.17			per FF=>	\$328			per Net Acre=>	46,123.75			per SqFt=>	\$1.06										

YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	375
2022	FRONT FOOT RATE USED	350
2023	FRONT FOOT RATE USED	350
2024	FRONT FOOT RATE USED	350
2025	FRONT FOOT RATE USED	350
2026	FRONT FOOT RATE USED	350

There were no vacant land sales in the two year sales period. Analysis was performed on improved sales by extracting the land valuation from the total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$328 per front foot. Historical rates are shown to the left showing that the front foot rates have been stable for the last several years. The assessor has chosen to use a rate of \$350 per front foot putting the most weight on the historical land rates with the improved sales analysis supporting the historical rate from the prior year. This is not a change from the prior year's land rate for the neighborhood.

12410 45451 - TOWNSHIP CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - HICKORY TRACE - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING TIME PERIOD

12410 45451 - TOWNSHIP CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - WOODBRIDGE - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING TIME PERIOD

12410 45451 - TOWNSHIP CONDO HOMES

**LAND ANALYSIS - CONDO SITE VALUE - PEACHTREE/VILLAGE CONDOS - VACANT LAND
ANALYSIS**

NO VACANT LAND SALES DURING TIME PERIOD

12410 45451 - TOWNSHIP CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - HICKORY TRACE - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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
12-3210-0003-00-4	5506 IVY DRIVE	09/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$113,800	50.58	\$227,665	\$82,335	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3413/3876		12410.TOWNSHIP CONDOS	0	1	8/16/2023	401	
12-3210-0006-00-3	5528 IVY DRIVE	08/11/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$100,100	51.33	\$200,175	\$79,825	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$79,825	\$1.83	0.00	12410	3410/0198		12410.TOWNSHIP CONDOS	0	1	5/26/2023	401	
12-3211-0031-00-6	1607 HICKORY TRACE	11/01/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$200,161	\$99,839	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3438/2481		12410.TOWNSHIP CONDOS	0	1	5/26/2023	401	
12-3211-0036-00-8	1613 HICKORY TRACE	10/20/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$83,900	44.87	\$167,874	\$104,126	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3414/3932		12410.TOWNSHIP CONDOS	0	1	5/26/2023	401	
Totals:						\$822,000	\$397,900		\$795,875	\$366,125	\$340,000	0.0		1.00	0.00													
							Sale. Ratio =>	48.41	Average						Average						Average							
							Std. Dev. =>	3.12	Average Site	\$91,531	per FF=>	#DIV/0!	per Net Acre=>						366,125.00	per SqFt=>						\$8.41		

SALE NOT USED

12410 45451 - TOWNSHIP CONDO HOMES

LAND ANALYSIS - CONDO SITE VALUE - WOODBRIDGE - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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
12-8787-0001-00-9	5519 IVY	06/17/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$133,200	51.43	\$266,349	\$27,651	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3428/3047		12410.TOWNSHIP CONDOS	0	1	5/15/2024	401	
12-8787-0010-00-8	5537 IVY	11/08/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$158,000	42.13	\$316,017	\$93,983	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3415/2241		12410.TOWNSHIP CONDOS	0	1	10/2/2023	401	
12-8787-0014-00-3	5545 IVY	08/26/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$151,500	45.22	\$302,941	\$67,059	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410			12410.TOWNSHIP CONDOS	0	1	5/26/2023	401	
12-8787-0016-00-6	5553 IVY	07/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,700	46.68	\$303,340	\$56,660	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3431/3915		12410.TOWNSHIP CONDOS	0	1	11/15/2023	401	
Totals:						\$1,294,000	\$594,400		\$1,188,647	\$245,353	\$140,000	0.0		0.00	0.00													
															</													

SALES NOT USED

12410 45451 - TOWNSHIP CONDO HOMES

LAND ANALYSIS - CONDO SITE VALUE - PEACHTREE/VILLAGE CONDOS- IMPROVED LAND 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	Gravel	Paved	Inspected Date	Use Code	Class
12-5960-0002-00-0	1714 PEACHTREE	05/28/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,600	46.65	\$303,275	\$71,725	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3427/2014		12410.TOWNSHIP CONDOS	0	1	4/8/2024	401	
12-5960-0007-00-1	1772 PEACHTREE	03/06/24	\$291,000	OTH	03-ARM'S LENGTH	\$291,000	\$160,200	55.05	\$320,437	\$20,563	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3422/3237		12410.TOWNSHIP CONDOS	0	1	5/10/2022	401	
12-5960-0009-00-4	1812 PEACHTREE	09/08/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$157,600	52.55	\$315,179	\$34,721	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3411/3551		12410.TOWNSHIP CONDOS	0	1	8/7/2023	401	
12-5960-0015-00-4	1869 PEACHTREE	08/02/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,000	46.20	\$327,920	\$77,080	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3431/3189		12410.TOWNSHIP CONDOS	0	1	9/9/2024	401	
Totals:						\$1,270,900	\$633,400		\$1,266,811	\$204,089	\$200,000	0.0		0.00	0.00													
									49.84		Average			Average			Average											
								4.39	Average Site	\$51,022	per FF=>	#DIV/0!		Average	per Net Acre=>	#DIV/0!		Average	per SqFt=>	#DIV/0!								

SALES NOT USED

12410 45451 - TOWNSHIP CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - HICKORY TRACE - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED SALES (EXTRACTION)																													
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	Gravel	Paved	Inspected Date	Use Code	Class	
12-3210-0003-00-4	5506 IVY DRIVE	09/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$113,800	50.58	\$227,665	\$82,335	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3413/3876		12410.TOWNSHIP CONDOS	0	1	8/16/2023		401	
12-3210-0006-00-3	5528 IVY DRIVE	08/11/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$100,100	51.33	\$200,175	\$79,825	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$79,825	\$1.83	0.00	12410	3410/0198		12410.TOWNSHIP CONDOS	0	1	5/26/2023		401	
12-3211-0031-00-6	1607 HICKORY TRACE	11/01/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$200,161	\$99,839	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3438/2481		12410.TOWNSHIP CONDOS	0	1	5/26/2023		401	
12-3211-0036-00-8	1613 HICKORY TRACE	10/20/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$83,900	44.87	\$167,874	\$104,126	\$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3414/3932		12410.TOWNSHIP CONDOS	0	1	5/26/2023		401	
Totals:			\$822,000			\$822,000	\$397,900		\$795,875	\$366,125	\$340,000	0.0		1.00	0.00														
Sale. Ratio =>								48.41	Average			Average			Average			Average											
Std. Dev. =>								3.12	Average Site		\$91,531	per FF=>		#DIV/0!	per Net Acre=>		366,125.00	per SqFt=>		\$8.41									

HISTORY		
YEAR		RATE (\$)
2021	CONDO SITE RATE USED	\$70,000
2022	CONDO SITE RATE USED	\$75,000
2023	CONDO SITE RATE USED	\$75,000
2024	CONDO SITE RATE USED	\$85,000
2025	CONDO SITE RATE USED	\$85,000
2026	CONDO SITE RATE USED	\$85,000

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood. Analysis was performed on improved sales by extracting the land value from the total sales price by using the depreciated value of the improvements. This analysis showed that the condo site rate for this neighborhood should be \$91,531 per site. Historical rates are shown to the left showing that the condo site rate has increased over the last several years. The assessor has chosen to use a rate of \$85,000 per condo site putting the most weight on the historic condo site rate with the improved sales analysis supporting the condo site rate. This is no change from the prior year's condo site rate.

12410 45451 - TOWNSHIP CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - WOODBRIDGE - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED ANALYSIS (EXTRACTION)																													
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	Librer/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
12-8787-0001-00-9	5519 IVY	06/17/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$133,200	51.43	\$266,349	\$27,651	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3428/3047		12410.TOWNSHIP CONDOS	0	1	5/15/2024	401		
12-8787-0010-00-8	5537 IVY	11/08/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$158,000	42.13	\$316,017	\$93,983	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3415/2241		12410.TOWNSHIP CONDOS	0	1	10/2/2023	401		
12-8787-0014-00-3	5545 IVY	08/26/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$151,500	45.22	\$302,941	\$67,059	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410			12410.TOWNSHIP CONDOS	0	1	5/26/2023	401		
12-8787-0016-00-6	5553 IVY	07/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,700	46.68	\$303,340	\$56,660	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3431/3915		12410.TOWNSHIP CONDOS	0	1	11/15/2023	401		
Totals:						\$1,294,000	\$594,400		\$1,188,647	\$245,353	\$140,000	0.0		0.00	0.00														
								Sale. Ratio =>	45.94									Average											
								Std. Dev. =>	3.87	Average Site	\$61,338	per FF=>	#DIV/0!	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!										

HISTORY	
YEAR	RATE (\$)
2021	CONDO SITE RATE USED \$70,000
2022	CONDO SITE RATE USED \$55,000
2023	CONDO SITE RATE USED \$65,000
2024	CONDO SITE RATE USED \$80,000
2025	CONDO SITE RATE USED \$35,000
2026	CONDO SITE RATE USED \$50,000

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood. Analysis was performed on improved sales by extracting the land value from the total sales price by using the depreciated value of the improvements. This analysis showed tha the condo site rate for this neighborhood should be \$61,338 per site. Historical rates are shown to the left showing that the condo site rate has fluctuated over the last few years. The assessor has chosen to use a rate of \$50,000 per condo site putting the most weight on the improved sales analysis with the historical condo site rate supporting this rate. This is an increase of 40% from the prior year's condo site rate.

12410 45451 - TOWNSHIP CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - PEACHTREE/VILLAGE CONDOS - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED ANALYSIS (EXTRACTION)																												
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	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
12-5960-0002-00-0	1714 PEACHTREE	05/28/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,600	46.65	\$303,275	\$71,725	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3427/2014		12410.TOWNSHIP CONDOS	0	1	4/8/2024	401	
12-5960-0007-00-1	1772 PEACHTREE	03/06/24	\$291,000	OTH	03-ARM'S LENGTH	\$291,000	\$160,200	55.05	\$320,437	\$20,563	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3422/3237		12410.TOWNSHIP CONDOS	0	1	5/10/2022	401	
12-5960-0009-00-4	1812 PEACHTREE	09/08/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$157,600	52.55	\$315,179	\$34,721	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3411/3551		12410.TOWNSHIP CONDOS	0	1	8/7/2023	401	
12-5960-0015-00-4	1869 PEACHTREE	08/02/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,000	46.20	\$327,920	\$77,080	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3431/3189		12410.TOWNSHIP CONDOS	0	1	9/9/2024	401	
Totals:		\$1,270,900				\$1,270,900	\$633,400		\$1,266,811	\$204,089	\$200,000	0.0		0.00	0.00													
							Sale. Ratio =>	49.84		Average				Average			Average											
							Std. Dev. =>	4.39	Average Site	\$51,022	per FF=>	#DIV/0!		Average	per Net Acre=>	#DIV/0!		Average	per SqFt=>	#DIV/0!								

HISTORY		
YEAR		RATE (\$)
2021	CONDO SITE RATE USED	\$35,000
2022	CONDO SITE RATE USED	\$35,000
2023	CONDO SITE RATE USED	\$45,000
2024	CONDO SITE RATE USED	\$50,000
2025	CONDO SITE RATE USED	\$50,000
2026	CONDO SITE RATE USED	\$50,000

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood. Analysis was performed on improved sales by extracting the land value from the total sales price by using the depreciated value of the improvements. This analysis showed that the condo site rate for this neighborhood should be \$51,022. Historical rates are shown to the left showing that the condo site value has slowly increased over the last several years. The assessor has chosen to use a rate of \$50,000 per condo site putting the most weight on the historic rate with the improved sales analysis supporting this condo site rate. This is not an increase from the historic condo site rate from the prior year.

12411 - TOWNSHIP RENTAL CONDO HOMES LAND ANALYSIS - CONDO SITE VALUE - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

12411 - TOWNSHIP RENTAL CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - IMPROVED LAND 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-5820-0012-00-0	2999 PAGODA	08/05/24	\$109,970	WD	03-ARM'S LENGTH	\$109,970	\$60,600	55.11	\$121,288	\$38,682	\$50,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12411	3431/1997		12411.TOWNSHIP RENTAL CONDOS	0	1	10/30/2024	401		
12-5820-0023-00-1	2925 W MARQUETTE WDS	10/15/24	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$82,400	35.67	\$164,705	\$116,295	\$50,000	100.0	0.0	0.29	0.00	\$1,163	\$405,209	\$9.30	100.00	12411	3436/3056		12411.TOWNSHIP RENTAL CONDOS	0	1	10/30/2024	401	CONDO RENTAL	
Totals:			\$340,970			\$340,970	\$143,000		\$285,993	\$154,977	\$100,000	100.0		0.29	0.00														
							Sale. Ratio =>	41.94			Average						Average												
							Std. Dev. =>	13.74	Average Site	\$77,489	per FF=>	\$1,550		Average	per Net Acre=>	539,989.55		Average	per SqFt=>	\$12.40									

SALES NOT USED

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE PERIOD

HISTORY		
YEAR		RATE
2021	CONDO SITE RATE USED	\$25,000
2022	CONDO SITE RATE USED	\$35,000
2023	CONDO SITE RATE USED	\$35,000
2024	CONDO SITE RATE USED	\$50,000
2025	CONDO SITE RATE USED	\$50,000
2026	CONDO SITE RATE USED	\$60,000

There were no vacant land sales in this neighborhood during the sale period. Analysis was performed on improved sales by extracting the land valuation from the total sale price by using the depreciated value of the improvements. This analysis showed that the condo site value for this neighborhood should be \$77,489 per condo site. Historical rates are shown to the left showing that the condo site rate has increased the last few years. The assessor has chosen to use a rate of \$60,000 per condo site putting the most weight on the improved sales analysis with the historical rate buffering the increase. This is a 20% increase over the prior year's condo site value.

12412 - MAIDEN LANE CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

12412 - MAIDEN LAND CONDO HOMES

LAND ANALYSIS - CONDO SITE VALUE - NON POND SUBDIVISION/FIELD - IMPROVED SALES 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	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libre/Page	Site Type	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
12-4800-0012-00-0	3809 BUNGALOW	11/08/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$196,900	46.33	\$393,800	\$96,200	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3438/2419	NON POND FIELD	12412.MAIDEN LANE CONDO	0	1	6/19/2019	401		
12-4800-0018-00-0	3859 BUNGALOW	06/28/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$204,500	48.69	\$409,030	\$75,970	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3429/0128	NON POND FIELD	12412.MAIDEN LANE CONDO	0	1	5/8/2024	401		
12-4800-0041-00-0	4045 BUNGALOW	04/02/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$196,700	51.76	\$393,360	\$51,640	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3423/2964	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	8/26/2024	401		
12-4800-0043-00-0	4029 BUNGALOW	07/16/24	\$393,525	WD	03-ARM'S LENGTH	\$393,525	\$197,700	50.24	\$395,327	\$63,198	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3430/1727	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	7/10/2024	401		
12-4800-0044-00-0	4023 BUNGALOW	10/23/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$235,300	48.52	\$470,670	\$79,330	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3437/2963	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	11/6/2024	401		
12-4800-0045-00-0	4013 BUNGALOW	04/09/24	\$410,994	WD	03-ARM'S LENGTH	\$410,994	\$205,500	50.00	\$410,917	\$65,077	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3424/1080	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	12/6/2023	401		
12-4800-0047-00-0	3997 BUNGALOW	09/28/23	\$377,956	WD	03-ARM'S LENGTH	\$377,956	\$196,500	51.99	\$392,966	\$49,990	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3413/2334	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	9/20/2023	401		
12-4800-0048-00-0	3991 BUNGALOW	12/24/24	\$505,260	WD	03-ARM'S LENGTH	\$505,260	\$234,900	46.49	\$469,781	\$100,479	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3442/0426	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	8/21/2024	401		
12-4800-0049-00-0	3981 BUNGALOW	09/29/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,800	52.05	\$395,588	\$49,412	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3413/1578	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	7/17/2023	401		
12-4800-0050-00-0	3975 BUNGALOW	03/19/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$232,700	48.48	\$465,479	\$79,521	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3422/3615	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	8/26/2024	401		
12-4800-0052-00-0	3959 BUNGALOW	01/09/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$240,500	50.10	\$480,901	\$64,099	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3419/1107	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	12/8/2023	401		
12-4800-0053-00-0	3949 BUNGALOW	06/16/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$208,700	54.78	\$417,391	\$28,609	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3406/2083	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	10/28/2024	401		
12-4800-0053-00-0	3949 BUNGALOW	12/18/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$208,700	50.29	\$417,391	\$62,609	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3441/4109	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	10/28/2024	401		
12-4800-0055-00-0	3933 BUNGALOW	08/15/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$236,400	48.74	\$472,879	\$77,121	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3432/1081	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	7/10/2024	401		
12-4800-0056-00-0	3927 BUNGALOW	03/11/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$238,200	49.63	\$476,484	\$68,516	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3422/3616	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	5/1/2023	401		
12-4800-0059-00-0	3899 BUNGALOW	06/03/24	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$210,100	54.15	\$420,239	\$32,761	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3427/3969	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	5/18/2022	401		
12-4800-0060-00-0	3893 BUNGALOW	11/17/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$233,500	51.77	\$467,052	\$48,948	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3416/4361	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	2/7/2022	401		
12-4800-0062-00-0	3879 BUNGALOW	06/04/24	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$216,800	43.53	\$433,592	\$129,408	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3427/1981	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	5/6/2024	401		
12-4800-0079-00-0	4057 BUNGALOW	08/13/24	\$410,257	WD	03-ARM'S LENGTH	\$410,257	\$205,000	49.97	\$410,012	\$65,245	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3431/4480	NON POND SUB	12412.MAIDEN LANE CONDO	0	0	8/21/2024	401		
12-4800-0080-00-0	4063 BUNGALOW	09/04/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$207,200	48.75	\$414,477	\$75,523	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412 3433/3231	NON POND SUB	12412.MAIDEN LANE CONDO	0	0	11/6/2024	401		
Totals:						\$8,670,992			\$8,670,992	\$4,303,600				\$8,607,336	\$1,363,656		\$1,300,000											
									Sale. Ratio =>	49.63			Average				Average											
									Std. Dev. =>	2.63	Average Site	\$68.183	per FF=>	#DIV/0!			Average											
																	per Net Acre=>	#DIV/0!										
																		per SqFt=>	#DIV/0!									

SALES NOT USED

12412 - MAIDEN LAND CONDO HOMES

LAND ANALYSIS - CONDO SITE VALUE - POND NORMAL - IMPROVED LAND 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	Libert/Page	Site Type	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
12-4800-0072-00-0	3996 BUNGALOW	05/26/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$293,100	51.42	\$586,295	\$108,705	\$125,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3405/2182	POND NORMAL	12412.MAIDEN LANE CONDO	0	1	3/6/2023	401	
12-4800-0075-00-0	4026 BUNGALOW	07/16/24	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$290,000	46.40	\$579,995	\$170,005	\$125,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412		POND NORMAL	12412.MAIDEN LANE CONDO	0	1	7/10/2024	401	
Totals:						\$1,195,000	\$583,100		\$1,166,290	\$278,710	\$250,000	0.0		0.00	0.00													
									Sale. Ratio =>	48.79			Average				Average				Average							
									Std. Dev. =>	3.55	Average Site	\$139,355	per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!					

SALES NOT USED

12412 - MAIDEN LANE CONDO HOMES

LAND ANALYSIS - CONDO SITE VALUE - POND CORNER/END - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Libert/Page	Site Type	Land Table	Gravel	Paved	Inspected Date	Use Code	Class		
12-4800-0035-00-0	4088 BUNGALOW	06/29/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$257,900	50.57	\$515,809	\$154,191	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3407/2076	POND END	12412.MAIDEN LANE CONDO	0	1	8/12/2022	401			
12-4800-0036-00-0	4082 BUNGALOW	01/11/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$284,500	47.02	\$569,049	\$195,951	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3419/1635	POND END	12412.MAIDEN LANE CONDO	0	0	8/12/2022	401			
Totals:			\$1,115,000			\$1,115,000	\$542,400		\$1,084,858	\$350,142	\$320,000	0.0		0.00	0.00															
									Sale. Ratio =>	48.65			Average				Average													
									Std. Dev. =>	2.51	Average Site	\$175,071	Average		per FF=>		#DIV/0!		Average		per Net Acre=>		#DIV/0!		Average		per SqFt=>		#DIV/0!	

SALES NOT USED

12412 - MAIDEN LANE CONDO HOMES

LAND ANALYSIS - CONDO SITE VALUE - NON POND SUBDIVISION/FIELD - FINAL CONCLUSION

VACANT ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED SALES (EXTRACTION)																																						
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	Uber/Page	Site Type	Land Table	Gravel	Paved	Inspected Date	Use Code	Class										
12-4800-0012-00-0	3809 BUNGALOW	11/08/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$196,900	46.33	\$393,800	\$96,200	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3438/2419	NON POND FIELD	12412.MAIDEN LANE CONDO	0	1	6/19/2019	401											
12-4800-0018-00-0	3859 BUNGALOW	06/28/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$204,500	48.69	\$409,030	\$75,970	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3429/0128	NON POND FIELD	12412.MAIDEN LANE CONDO	0	1	5/8/2024	401											
12-4800-0041-00-0	4045 BUNGALOW	04/02/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$196,700	51.76	\$393,360	\$51,640	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3423/2964	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	8/26/2024	401											
12-4800-0043-00-0	4029 BUNGALOW	07/16/24	\$393,525	WD	03-ARM'S LENGTH	\$393,525	\$197,700	50.24	\$395,327	\$63,198	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3430/1727	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	7/10/2024	401											
12-4800-0044-00-0	4023 BUNGALOW	10/23/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$235,300	48.52	\$470,670	\$79,330	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3437/2963	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	11/6/2024	401											
12-4800-0045-00-0	4013 BUNGALOW	04/09/24	\$410,994	WD	03-ARM'S LENGTH	\$410,994	\$205,500	50.00	\$410,917	\$65,077	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3424/1080	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	12/6/2023	401											
12-4800-0047-00-0	3997 BUNGALOW	09/28/23	\$377,956	WD	03-ARM'S LENGTH	\$377,956	\$196,500	51.99	\$392,966	\$49,990	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3413/2334	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	9/20/2023	401											
12-4800-0048-00-0	3991 BUNGALOW	12/24/24	\$505,260	WD	03-ARM'S LENGTH	\$505,260	\$234,900	46.49	\$469,781	\$100,479	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3442/0426	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	8/21/2024	401											
12-4800-0049-00-0	3981 BUNGALOW	09/29/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,800	52.05	\$395,588	\$49,412	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3413/1578	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	7/17/2023	401											
12-4800-0050-00-0	3975 BUNGALOW	03/19/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$232,700	48.48	\$465,479	\$79,521	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3422/3615	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	8/26/2024	401											
12-4800-0052-00-0	3959 BUNGALOW	01/09/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$240,500	50.10	\$480,901	\$64,099	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3419/1107	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	12/8/2023	401											
12-4800-0053-00-0	3949 BUNGALOW	06/16/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$208,700	54.78	\$417,391	\$38,609	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3406/2083	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	10/28/2024	401											
12-4800-0053-00-0	3949 BUNGALOW	12/18/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$208,700	50.29	\$417,391	\$62,609	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3441/4109	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	10/28/2024	401											
12-4800-0055-00-0	3933 BUNGALOW	08/15/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$236,400	48.74	\$472,879	\$77,121	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3432/1081	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	7/10/2024	401											
12-4800-0056-00-0	3927 BUNGALOW	03/11/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$238,200	49.63	\$476,484	\$68,516	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3422/3616	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	5/1/2023	401											
12-4800-0059-00-0	3899 BUNGALOW	06/03/24	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$210,100	54.15	\$420,239	\$32,761	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3427/3969	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	5/18/2022	401											
12-4800-0060-00-0	3893 BUNGALOW	11/17/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$233,500	51.77	\$467,052	\$48,948	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3416/4361	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	2/7/2022	401											
12-4800-0062-00-0	3879 BUNGALOW	06/04/24	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$216,800	43.53	\$433,592	\$129,408	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3427/1981	NON POND SUB	12412.MAIDEN LANE CONDO	0	1	5/6/2024	401											
12-4800-0079-00-0	4057 BUNGALOW	08/13/24	\$410,257	WD	03-ARM'S LENGTH	\$410,257	\$205,000	49.97	\$410,012	\$65,245	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3431/4480	NON POND SUB	12412.MAIDEN LANE CONDO	0	0	8/21/2024	401											
12-4800-0080-00-0	4063 BUNGALOW	09/04/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$207,200	48.75	\$414,477	\$75,523	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3433/3231	NON POND SUB	12412.MAIDEN LANE CONDO	0	0	11/6/2024	401											
Totals:						\$8,670,992				\$8,670,992	\$4,303,600			\$8,607,336	\$1,363,656																							
									Sale. Ratio =>	49.63							Average							Average							Average							
									Std. Dev. =>	2.63							Average Site	\$68,183							Average							Average						
															#DIV/0!							Average							Average									

HISTORY		
YEAR		RATE (\$)
2021	CONDO SITE RATE USED	\$35,000
2022	CONDO SITE RATE USED	\$35,000
2023	CONDO SITE RATE USED	\$45,000
2024	CONDO SITE RATE USED	\$65,000
2025	CONDO SITE RATE USED	\$65,000
2026	CONDO SITE RATE USED	\$65,000

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood during the sale period. Analysis was performed on improved sales by extracting the land value from total sales price by using the depreciated value of the improvements. This analysis showed that the condo site value for this neighborhood should be \$68,183 per condo site. Historical rates are shown to the left showing that the condo site rate has increased over the last few year. The assessor has chosen to used a rate of \$65,000 per condo site putting the most weight on the improved sales analysis supporting the historical condo site rate. This is not an increase over the prior year's condo site rate.

12412 - MAIDEN LAND CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - POND NORMAL - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALE DURING SALE PERIOD

IMPROVED ANALYSIS (EXTRACTION)																													
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	Site Type	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
12-4800-0072-00-0	3996 BUNGALOW	05/26/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$293,100	51.42	\$586,295	\$108,705	\$125,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3405/2182	POND NORMAL	12412.MAIDEN LANE CONDO	0	1	3/6/2023	401		
12-4800-0075-00-0	4026 BUNGALOW	07/16/24	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$290,000	46.40	\$579,995	\$170,005	\$125,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412		POND NORMAL	12412.MAIDEN LANE CONDO	0	1	7/10/2024	401		
Totals:			\$1,195,000			\$1,195,000	\$583,100		\$1,166,290	\$278,710	\$250,000	0.0		0.00	0.00														
						Sale. Ratio =>		48.79						Average															
						Std. Dev. =>		3.55		Average Site		\$139,355		per FF=>		#DIV/0!				Average		per Net Acre=>		#DIV/0!				Average	
																						per SqFt=>		#DIV/0!					

HISTORY		
YEAR		RATE (\$)
2021	CONDO SITE VALUE USED	\$60,000
2022	CONDO SITE VALUE USED	\$65,000
2023	CONDO SITE VALUE USED	\$90,000
2024	CONDO SITE VALUE USED	\$100,000
2025	CONDO SITE VALUE USED	\$125,000
2026	CONDO SITE VALUE USED	\$125,000

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood during the sale time period. Analysis was performed on improved sales by extracting the land valuation from the total sales price by using the depreciated value of the improvements. This analysis showed that the condo site value for this neighborhood should be \$139,355 per condo site. Historical rates are shown to the left showing that the condo site rates have increased over the last few years. The assessor has chosen to use a rate of \$125,000 per condo site putting the most weight on the historical rates with the improved sales analysis supporting that rate. This is not an increase over the prior year's condo site rate.

12412 - MAIDEN LANE CONDO HOMES
LAND ANALYSIS - CONDO SITE VALUE - POND CORNER/END - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE TIME PERIOD

IMPROVED SALES (EXTRACTION)																																	
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	Site Type	Land Table	Gravel	Paved	Inspected Date	Use Code	Class					
12-4800-0035-00-0	4088 BUNGALOW	06/29/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$257,900	50.57	\$515,809	\$154,191	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3407/2076	POND END	12412.MAIDEN LANE CONDO	0	1	8/12/2022		401					
12-4800-0036-00-0	4082 BUNGALOW	01/11/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$284,500	47.02	\$569,049	\$195,951	\$160,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12412	3419/1635	POND END	12412.MAIDEN LANE CONDO	0	0	8/12/2022		401					
Totals:			\$1,115,000			\$1,115,000	\$542,400		\$1,084,858	\$350,142	\$320,000	0.0		0.00	0.00																		
								Sale. Ratio =>	48.65	Average				Average				Average															
								Std. Dev. =>	2.51	Average Site				\$175,071	per FF=>				#DIV/0!	per Net Acre=>				#DIV/0!	Average				per SqFt=>				#DIV/0!

HISTORY		
YEAR		RATE (\$)
2021	CONDO SITE VALUE USED	\$60,000
2022	CONDO SITE VALUE USED	\$65,000
2023	CONDO SITE VALUE USED	\$112,500
2024	CONDO SITE VALUE USED	\$125,000
2025	CONDO SITE VALUE USED	\$160,000
2026	CONDO SITE VALUE USED	\$160,000

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood during the sale period. Analysis was performed on improved sales by extracting the land valuation from the total sales price by using the depreciated value of the improvements. This analysis showed that the condo site value for this neighborhood should be \$175,071 per condo site. Historical rates are shown to the left showing that the condo site rates have been increasing over the last few years. The assessor has chosen to use a rate of \$160,000 per condo site putting the most weight on the historical rates with the improved sales analysis supporting this condo site rate. This is not an increase from the prior year's condo site rate.

12421 - LAKEFRONT HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT EROSION - FINAL CONCLUSION

USING SAME RATE AS LAKEFRONT ACCESS COMMUNITIES - STANDARD LOT

12421 - LAKEFRONT HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT ROCKS - VACANT SALES ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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
12-0020-0001-30-1	4912 OAKLANE	10/03/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$274,400	71.27	\$548,718	\$385,000	\$548,718	117.1	625.0	2.01	2.01	\$3,289	\$191,638	\$4.40	140.00	12421	3413/2942	12421.LAKE MICHIGAN LAKEFRONT HOMES	0	0	4/17/2024	402	LAKEFRONT ROCKS		
Totals:						\$385,000	\$274,400		\$548,718	\$385,000	\$548,718	117.1		2.01	2.01														
								Sale. Ratio =>	71.27	Average				Average		Average													
								Std. Dev. =>	#DIV/0!	per FF=>			\$3,289	per Net Acre=>			191,637.63		per SqFt=>										

SALES NOT USED

12421 - LAKEFRONT HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT ROCKS - IMPROVED SALES 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0020-0013-03-2	5294 PINE LANE	08/31/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$817,000	48.06	\$1,633,994	\$638,216	\$572,210	91.6	356.0	0.74	0.74	\$6,971	\$867,141	\$19.91	90.00	12421	3411/2846		12421.LAKE MICHIGAN LAKEFRONT HOMES	0	1	11/6/2024	401	LAKEFRONT ROCKS	
12-0029-0009-30-6	5760 DUNHAM	07/26/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$369,000	67.09	\$737,927	\$432,454	\$620,381	99.3	308.0	0.70	0.70	\$4,357	\$617,791	\$14.18	99.00	12421	3409/1638		12421.LAKE MICHIGAN LAKEFRONT HOMES	1	0	6/28/2023	401	LAKEFRONT ROCKS	
12-2750-0040-02-0	5876 DUNHAM LANE	07/31/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$595,700	37.23	\$1,191,428	\$1,096,839	\$688,267	110.1	225.0	0.87	0.85	\$9,960	\$1,259,287	\$28.91	165.00	12421	3431/2255		12421.LAKE MICHIGAN LAKEFRONT HOMES	0	0	6/10/2024	401	LAKEFRONT ROCKS	
12-7310-0027-01-7	3191 OAK LANE	06/16/25	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$873,200	52.92	\$1,746,369	\$408,262	\$504,631	107.7	627.3	1.44	1.44	\$3,792	\$283,515	\$6.51	100.00	12421	3452/4247		12421.LAKE MICHIGAN LAKEFRONT HOMES	0	1	11/11/2024	401	LAKEFRONT ROCKS	
Totals:						\$5,500,000			\$5,500,000	\$2,654,900																			
							</																						

SALES NOT USED

12421 - LAKEFRONT HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT ROCKS - FINAL CONCLUSION

VACANT LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Asmt.	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libr/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
13-0020-0001-30-1	4912 OAKLANE	10/03/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$274,400	71.27	\$548,718	\$385,000	\$548,718	117.3	625.0	2.01	2.01	\$3,289	\$191,638	\$4.40	140.00	12421	3413/2942		12421 LAKE MICHIGAN LAKEFRONT HOMES	0	0	4/17/2024		402	LAKEFRONT ROCKS
Totals:			\$385,000			\$385,000	\$274,400		\$548,718	\$385,000	\$548,718		117.1	2.01	2.01														
						Sale. Ratio >>		71.27	Average		per FF>>		\$3,289	Average		per Net Acre>>		191,637.63	Average		per Sqft>>		\$4.40						
						Std. Dev. >>		#DIV/0!																					

NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED SALES (EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. Asmt.	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	Libel/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0020-0013-02	5294 PINE LANE	08/31/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$817,000	48.06	\$1,633,994	\$638,216	\$572,210	91.6	356.0	0.74	0.74	\$6,971	\$867,141	\$119.91	90.00	12421	3411/2846				11/6/2024	401	LAKEFRONT ROCKS		
12-0029-0009-30	5760 DUNHAM	07/26/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$369,000	67.09	\$737,927	\$432,454	\$620,381	99.3	308.0	0.70	0.70	\$4,357	\$617,791	\$114.98	99.00	12421	3409/1638				6/7/2023	401	LAKEFRONT ROCKS		
12-2750-0040-02	5876 DUNHAM LANE	07/31/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$959,700	37.23	\$1,191,428	\$1,096,839	\$1,250,287	110.1	225.0	0.87	0.85	\$9,960	\$1,259,287	\$288.91	165.00	12421	3431/2253				6/10/2024	401	LAKEFRONT ROCKS		
12-7310-0027-01-7	3191 OAK LANE	06/16/25	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$873,200	52.92	\$1,746,369	\$408,262	\$504,631	107.7	627.3	1.44	1.44	\$3,792	\$283,515	\$6.51	100.00	12421	3452/4247				11/11/2024	401	LAKEFRONT ROCKS		
Totals:						\$5,000,000	\$2,654,900		\$5,309,718	\$2,575,771	\$2,385,489	408.6		3.75	3.73														
						Sale. Ratio =>		48.27		Average		\$2,385,489		Average		Average		Average											
						Std. Dev. =>		12.39		per FF=>		\$6,304		per Net Acre=>		687,422.20		per SqFt=>		\$15.78									

HISTORY

YEAR		RATE
2021	FRONT FOOT RATE USED	4500
2022	FRONT FOOT RATE USED	5500
2023	FRONT FOOT RATE USED	6000
2024	FRONT FOOT RATE USED	6250
2025	FRONT FOOT RATE USED	6250
2026	FRONT FOOT RATE USED	6250

FINAL CONCLUSION SUMMARY

The analysis performed on vacant land sales show that the front foot rate should be \$3,289 per front foot. Further analysis was performed on improved sales by extracting the land valuation from total sale price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$6,304 per front foot. Historical rates are shown to the left showing that the front foot rate has been slowly increasing. The assessor has chosen to use a rate of \$6,250 per front foot putting the most weight on the improved sales analysis with the historical rate also supporting this front foot rate. This is not a change from the prior year's front foot rate.

12421 - LAKEFRONT HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT BEACH - VACANT SALES ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

12421 - LAKEFRONT HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT BEACH - IMPROVED SALES 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	Gravel	Paved	Use Code	Class	Rate Group 1
12-4940-0015-01-2	4730 NOTRE DAME	05/21/25	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$912,700	51.42	\$1,825,397	\$1,018,771	\$1,069,168	112.5	620.0	1.65	1.71	\$9,052	\$616,316	\$14.15	120.00	12421	3451/3102	0	1	401	LAKEFRONT BEACH	
Totals:			\$1,775,000			\$1,775,000	\$912,700		\$1,825,397	\$1,018,771	\$1,069,168	112.5		1.65	1.71											
								Sale. Ratio =>	51.42			Average		Average			Average									
								Std. Dev. =>	#DIV/0!			per FF=>	\$9,052	per Net Acre=>		616,316.39		per SqFt=>		\$14.15						

SALES NOT USED

12421 - LAKEFRONT HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT BEACH - FINAL CONCLUSION

VACANT SALES
NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED SALES (EXTRACTION)																													
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Amnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe r/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-4940-0015-01-2	4730 NOTRE DAME	05/21/25	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$912,700	\$1.42	\$1,825,397	\$1,018,771	\$1,069,168	112.5	620.0	1.65	1.71	\$9,052	\$616,316	\$14.15	120.00	12421	3451/3102	12421 LAKE MICHIGAN LAKEFRONT HOMES	0	1	11/6/2024	401	LAKEFRONT BEACH		
Totals:			\$1,775,000			\$1,775,000	\$912,700		\$1,825,397	\$1,018,771	\$1,069,168	112.5		1.65	1.71														
							Sale. Ratio =>	51.42			Average						Average												
							Std. Dev. =>	#DIV/0!			per FF=>	\$9,052			per Net Acre=>	616,316.39			Average										
																		per SqFt=>	\$14.15										

HISTORY		
YEAR		RATE
2021	FRONT FOOT RATE USED	7600
2022	FRONT FOOT RATE USED	7600
2023	FRONT FOOT RATE USED	8000
2024	FRONT FOOT RATE USED	8500
2025	FRONT FOOT RATE USED	9500
2026	FRONT FOOT RATE USED	9000

FINAL CONCLUSION SUMMARY	
There were no vacant land sales in this neighborhood during the sale period. Analysis was performed on improved sales by extracting the land valuation from total sale price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$9,052 per front foot. Historical rates are shown to the left showing that the front foot rate has been slowly increasing. The assessor has chosen to use a rate of \$9,000 per front foot putting the most weight on the improved sales analysis with the historical rate also supporting this front foot rate. This is a 5% decrease from the prior year's front foot rate.	

12422 - LAKE ACCESS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT SALES ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

12422 - LAKE ACCESS HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT ROAD - IMPROVED SALES ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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
12-8626-0018-00-1	3244 WILD DUNES	08/23/24	\$2,535,000	PTA	03-ARM'S LENGTH	\$2,535,000	\$1,081,800	42.67	\$2,163,552	\$812,743	\$441,295	88.3	278.0	0.43	0.43	\$9,209	\$1,903,379	\$43.70	67.00	12422			12422 LAKE ACCESS & LAKE COMMUNITY	0	1	9/22/2023	401	LKFRT ROAD VIEW	
Totals:						\$2,535,000	\$1,081,800		\$2,163,552	\$812,743	\$441,295	88.3		0.43	0.43														
							Sale. Ratio =>	42.67			Average				Average														
							Std. Dev. =>	#DIV/0!			Average				per Net Acre=>	1,903,379.39			Average										
															per SqFt=>														

SALES NOT USED

LAND ANALYSIS - FRONT FOOT ANALYSIS - STANDARD LOT - IMPROVED SALES ANALYSIS

[illegible]

SALES NOT USED

12422 - LAKE ACCESS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - LAKEFRONT ROAD - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALES PERIOD

IMPROVED SALES (EXTRACTION)																			
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
12-8626-0018-00-1	3244 WILD DUNES	08/23/24	\$2,535,000	PTA	03-ARM'S LENGTH	\$2,535,000	\$1,081,800	42.67	\$2,163,552	\$812,743	\$441,295	88.3	778.0	0.43	0.43	\$9,209	\$1,903,379	\$43.70	67.00
Totals:			\$2,535,000			\$2,535,000	\$1,081,800		\$2,163,552	\$812,743	\$441,295	88.3		0.43	0.43				
						Sale. Ratio =>		42.67	Average		per Net Acre=>		1,903,379.39		Average		per SqFt=>		\$43.70
						Std. Dev. =>		#DIV/0!	Average		per FF=>		\$9,209						

HISTORY		
YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	2800
2022	FRONT FOOT RATE USED	2800
2023	FRONT FOOT RATE USED	3500
2024	FRONT FOOT RATE USED	4500
2025	FRONT FOOT RATE USED	5000
2026	FRONT FOOT RATE USED	6000

FINAL CONCLUSION SUMMARY	
There were no vacant land sales during the sales period. Analysis was performed on improved sales by extracting the land valuation from total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate of this neighborhood should be \$9,209 per front foot. Historical rates are shown to the left showing that the front foot rates have been increasing the last several years. The assessor has chosen to use a rate of \$6,000 per front foot putting the most weight on the historical rates and the improved sales analysis supporting an substantial increase in the front foot rate. This increase is a 20% increase over the prior year's front foot rate.	

12422 - LAKE ACCESS HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - STANDARD LOT - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALE DURING SALE PERIOD

IMPROVED ANALYSIS (EXTRACTION)																														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Linear/Perp	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-7310-0013-00-8	3020 OAK LANE	05/08/24	\$746,400	WD	03-ARM'S LENGTH	\$746,400	\$399,600	53.54	\$799,152	\$148,504	\$201,256	134.2	175.0	0.79	0.79	\$1,107	\$187,269	\$4.30	155.00	12422	3426/1210		12422 LAKE ACCESS & LAKE COMMUNITY	0	1	8/7/2023		401	STANDARD LOT	
12-7310-0029-00-1	4412 DREXEL PLACE	08/23/24	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$339,700	39.96	\$679,457	\$366,580	\$196,037	130.7	201.0	0.74	0.74	\$2,805	\$496,721	\$11.40	160.00	12422			12422 LAKE ACCESS & LAKE COMMUNITY	0	1	8/7/2023		401	STANDARD LOT	
12-7315-0005-00-6	3039 SUNDANCE	07/30/24	\$1,054,500	WD	03-ARM'S LENGTH	\$1,054,500	\$481,800	45.69	\$963,618	\$211,193	\$120,311	109.4	130.0	0.48	0.48	\$1,931	\$439,985	\$10.10	155.00	12422	3431/0232		12422 LAKE ACCESS & LAKE COMMUNITY	0	1	5/15/2024		401	STANDARD LOT	
12-7315-0016-00-8	3042 SUNDANCE	05/24/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$390,900	43.43	\$781,867	\$248,534	\$130,401	118.5	132.0	0.55	0.55	\$2,097	\$456,026	\$10.47	180.00	12422	3405/1274		12422 LAKE ACCESS & LAKE COMMUNITY	0	1	4/4/2023		401	STANDARD LOT	
12-7315-0020-00-5	2944 SUNDANCE	03/12/24	\$700,000	OTH	03-ARM'S LENGTH	\$700,000	\$371,100	53.01	\$742,186	\$68,431	\$110,617	100.6	115.0	0.40	0.40	\$680	\$172,806	\$3.97	150.00	12422	3422/3069		12422 LAKE ACCESS & LAKE COMMUNITY	0	1	8/9/2023		401	STANDARD LOT	
12-8627-0021-00-0	3165 DUNES VALLEY	09/15/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$393,600	50.79	\$787,269	\$145,695	\$157,964	105.3	154.0	0.58	0.58	\$1,383	\$249,906	\$5.74	70.00	12422	3412/1489		12422 LAKE ACCESS & LAKE COMMUNITY	0	1	4/24/2023		401	STANDARD LOT	
12-8627-0022-00-6	3176 DUNES VALLEY	05/31/24	\$1,130,000	WD	03-ARM'S LENGTH	\$1,130,000	\$583,500	51.64	\$1,167,099	\$118,734	\$155,833	103.9	210.0	0.60	0.60	\$1,143	\$198,552	\$4.56	70.00	12422	3427/1710		12422 LAKE ACCESS & LAKE COMMUNITY	0	1	4/10/2024		401	STANDARD LOT	
12-8627-0023-00-2	3158 DUNES VALLEY	12/19/24	\$917,500	WD	03-ARM'S LENGTH	\$917,500	\$490,400	53.45	\$980,787	\$95,356	\$158,643	105.8	150.0	0.59	0.59	\$902	\$163,002	\$3.74	70.00	12422	3441/3455		12422 LAKE ACCESS & LAKE COMMUNITY	0	1	8/9/2023		401	STANDARD LOT	
Totals:			\$7,073,400			\$7,073,400	\$3,450,600			\$6,901,435	\$1,403,027	\$1,231,062	908.3	4.72	4.72															
							Sale. Ratio =>	48.78				Average per FF=>	\$1,545			Average per Net Acres=>	297,377.49													
							Std. Dev. =>	5.21																						

HISTORY		
YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	1200
2022	FRONT FOOT RATE USED	1200
2023	FRONT FOOT RATE USED	1500
2024	FRONT FOOT RATE USED	1500
2025	FRONT FOOT RATE USED	1500
2026	FRONT FOOT RATE USED	1500

FINAL CONCLUSION SUMMARY	
There were no vacant land sales during the sale period. Analysis was performed on improved sales by extracting the land valuation from total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$1,545 per front foot. Historical rates are shown to the left showing that the front foot rate has been stable the last several years. The assessor has chosen to use a rate of \$1,500 per front foot putting the most weight on the improved sales analysis with the historical rates supporting this front foot rate. This is not a change from the prior year's front foot rate.	

12423 - LAKE INFLUENCE HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - GRAND MERE - VACANT SALE ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

[illegible]

SALES NOT USED

12423 - LAKE INFLUENCE HOMES

LAND ANALYSIS - FRONT FOOT ANALYSIS - GRAND MERE - IMPROVED SALE 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0029-0012-00-5	3729 ICE	07/01/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$231,600	51.47	\$463,250	\$251,285	\$264,535	139.2	166.0	0.72	0.72	\$1,805	\$349,007	\$8.01	189.00	12423	3429/1531	12423.LAKE INFLUENCE HOMES	0	0	5/17/2022	401	G	MERE LAKE		
Totals:			\$450,000			\$450,000	\$231,600		\$463,250	\$251,285	\$264,535	139.2		0.72	0.72															
						Sale. Ratio =>		51.47			Average				Average				Average											
						Std. Dev. =>		#DIV/0!			per FF=>		\$1,805	per Net Acre=>		349,006.94	per SqFt=>		\$8.01											

SALES NOT USED

12423 - LAKE INFLUENCE HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - STANDARD - IMPROVED SALE 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	Effect. 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
12-0016-0013-14-0	4670 RIDGE	08/29/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$202,900	46.75	\$405,860	\$82,150	\$54,010	247.0	127.5	0.83	0.81	\$333	\$99,576	\$2.29	278.00	12423	3411/2864		12423.LAKE INFLUENCE HOMES	0	1	7/24/2023	401	STANDARD LOT	
Totals:			\$434,000			\$434,000	\$202,900		\$405,860	\$82,150	\$54,010	247.0		0.83	0.81														
							Sale. Ratio =>	46.75			Average			Average															
							Std. Dev. =>	#DIV/0!			per FF=>	\$333		per Net Acre=>	99,575.76			Average											
																		per SqFt=>	\$2.29										

SALES NOT USED

12423 - LAKE INFLUENCE HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - GRAND MERE - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED ANALYSIS (EXTRACTION)																														
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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
12-0029-0012-00-5	3729 ICE	07/01/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$231,600	51.47	\$463,250	\$251,285	\$264,535	139.2	166.0	0.72	0.72	\$1,805	\$349,007	\$8.01	189.00	12423	3429/1531		12423 LAKE INFLUENCE HOMES	0	0	5/17/2022		401	G MERE LAKE	
Totals:			\$450,000			\$450,000	\$231,600		\$463,250	\$251,285	\$264,535	139.2		0.72	0.72															
								Sale. Ratio =>	51.47			Average			Average			Average												
								Std. Dev. =>	#DIV/0!			per FF=>	\$1,805			per Net Acre=>	349,006.94			per SqFt=>	\$8.01									

HISTORY		
YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	1900
2022	FRONT FOOT RATE USED	1900
2023	FRONT FOOT RATE USED	1900
2024	FRONT FOOT RATE USED	1900
2025	FRONT FOOT RATE USED	1900
2026	FRONT FOOT RATE USED	1900

FINAL CONCLUSION SUMMARY	
There were no vacant land sales in this neighborhood during the sale period. Analysis was performed on improved sales by extracting the and valuation form total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$1,805 per front foot. Historical rates are shown to the left showing that the front foot rates have stayed stable for the last several years. The assessor has chosen to use a rate of \$1,900 per front foot putting the most weight on the historic rate with the improved sales analysis supporting this historic front foot rate. This front foot rate is not changed from the prior year's front foot rate.	

12423 - LAKE INFLUENCE HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - STANDARD - FINAL CONCLUSION

VACANT 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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0016-0020-20-0	W RIDGE	04/16/24	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$21,700	23.33	\$43,353	\$93,000	\$43,353	119.7	103.9	0.37	0.37	\$777	\$251,351	\$5.77	155.00	12423	3424/2587		12423.LAKE INFLUENCE HOMES	0	0	4/17/2024	402	STANDARD LOT	
12-0021-0035-03-4	3254 W MARQUETTE WDS	03/27/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$54,700	84.15	\$109,333	\$65,000	\$109,333	376.1	242.5	2.94	2.94	\$173	\$22,109	\$0.51	528.00	12423	3423/1013		12423.LAKE INFLUENCE HOMES	0	1	4/17/2024	402	STANDARD LOT	
Totals:						\$158,000	\$76,400		\$152,686	\$158,000	\$152,686	495.8		3.31	3.31														
Sale. Ratio =>								48.35			Average						Average												
Std. Dev. =>								43.01			per FF=>			\$319			per Net Acre=>												
IMPROVED ANALYSIS (EXTRACTION)																													
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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
12-0016-0013-14-0	4670 RIDGE	08/29/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$202,900	46.75	\$405,860	\$82,150	\$54,010	247.0	127.5	0.83	0.81	\$333	\$99,576	\$2.29	278.00	12423	3411/2864		12423.LAKE INFLUENCE HOMES	0	1	7/24/2023	401	STANDARD LOT	
Totals:						\$434,000	\$202,900		\$405,860	\$82,150	\$54,010	247.0		0.83	0.81														
Sale. Ratio =>								46.75			Average						Average												
Std. Dev. =>								#DIV/0!			per FF=>			\$333			per Net Acre=>												

HISTORY		
YEAR		RATE (\$)
2021	FRONT FOOT RATE USED	475
2022	FRONT FOOT RATE USED	475
2023	FRONT FOOT RATE USED	500
2024	FRONT FOOT RATE USED	500
2025	FRONT FOOT RATE USED	500
2026	FRONT FOOT RATE USED	500

FINAL CONCLUSION SUMMARY	
The analysis performed on vacant land sales show that the rate should be \$319 per front foot. Further analysis was performed on improved sales by extracting the land valuation from total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$333 per front foot. Historical rates are shown to the left showin that the front foot rate has been stable the last several years. The assessor has chosen to use a rate of \$500 per front foot putting the most weight on the historical rate with the improved and vacant analysis in support of this value. This rate is not a change over the prior year's front foot rate.	

12424 - LAKEFRONT CONDO HOMES
LAND ANALYSIS - CONDO SITE ANALYSIS - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

12424 - LAKEFRONT CONDO HOMES
LAND ANALYSIS - CONDO SITE ANALYSIS - SABLE SHORES - IMPROVED LAND ANALYSIS

[illegible]

SALES NOT USED

12424 - LAKEFRONT CONDO HOMES

LAND ANALYSIS - CONDO SITE ANALYSIS - SURFSIDE - IMPROVED LAND ANALYSIS

[illegible]

SALES NOT USED

12-7350-0018-00	4150 RIDGE	10/05/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$93,500	47.95	\$186,931	\$113,069	\$105,000	0.0	0.0	1.00	0.00	#DIV/0!	\$113,069	\$5.60	0.00	12/24/24	12424.LAKE INFLUENCE CONDOS	0	1	10/28/2024	401	NO LAKEVIEW SALE
12-7350-0024-00	4150 RIDGE	10/02/23	\$325,000	WO	03-ARM'S LENGTH	\$325,000	\$153,300	47.17	\$306,518	\$202,982	\$202,500	0.0	0.0	1.00	0.00	#DIV/0!	\$202,982	\$2.07	0.00	12/24/24	12424.LAKE INFLUENCE CONDOS	0	1	10/28/2024	401	FULL LAKEVIEW VIEW

12424 - LAKEFRONT CONDO HOMES
LAND ANALYSIS - CONDO SITE ANALYSIS - SABLE SHORES - FINAL CONCLUSION

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE PERIOD

IMPROVED ANALYSIS (EXTRACTION)																														
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	Gravel	Paved	Inspected Date	Use Code	Class		
12-6900-0001-00-5	4144 RIDGE	03/31/25	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$173,400	38.54	\$346,728	\$250,532	\$147,360	0.0	0.0	0.03	0.03	#DIV/0!	\$8,947,571	\$205.41	0.00	12424	3447/2054		12424 LAKE INFLUENCE CONDOS	0	0	3/19/2025	401			
12-6901-0025-00-0	4144 RIDGE	07/14/23	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$257,600	50.31	\$515,241	\$207,359	\$210,600	0.0	0.0	0.04	0.04	#DIV/0!	\$5,183,975	\$119.01	0.00	12424	3408/0572		12424 LAKE INFLUENCE CONDOS	0	1	11/6/2024	401			
12-6902-0035-00-3	4144 RIDGE	02/21/25	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$131,300	49.73	\$262,539	\$117,621	\$116,160	0.0	0.0	0.02	0.02	#DIV/0!	\$5,346,409	\$122.74	0.00	12424	3444/3130		12424 LAKE INFLUENCE CONDOS	0	1	7/22/2024	401			
Totals:		\$1,225,900				\$1,225,900	\$562,300		\$1,124,508	\$575,512	\$474,120	0.0		0.09	0.09															
Sale. Ratio =>								45.87	Average				Average																	
Std. Dev. =>								6.64					#DIV/0!		per Net Acre=>		6,394,577.78								Average		per SqFt=>			
																											\$146.80			

HISTORY		
YEAR		RATE (\$)
2021	SQUARE FOOT RATE USED	\$70.00
2022	SQUARE FOOT RATE USED	\$80.00
2023	SQUARE FOOT RATE USED	\$90.00
2024	SQUARE FOOT RATE USED	\$120.00
2025	SQUARE FOOT RATE USED	\$120.00
2026	SQUARE FOOT RATE USED	\$135.00

FINAL CONCLUSION SUMMARY

There were no vacant land sales in this neighborhood during the sale period. Analysis was performed on improved sales by extracting the land valuation from the total sales price by using the depreciated value of the improvements. This analysis showed that the square foot rate for this neighborhood should be \$146.80 per square foot of condo. Historical rates are shown to the left showing that the square foot rates have been increasing steadily. The assessor has chosen to use a rate of \$135.00 per square foot of condo putting the most weight on the improved sales analysis with the historical rate buffering the overall increase in price per square foot. This increase is a 12.5% increase over the prior year's square foot rate.

VACANT ANALYSIS
NO VACANT LAND SALES DURING THE SALE PERIOD

HISTORY			FINAL CONCLUSION SUMMARY
YEAR		RATE (\$)	There were no vacant land sales during the sale period. Analysis was performed on improved sales by extracting the land valuation from total sale price by using the depreciated value of the improvements. This analysis showed that the condo site value for this neighborhood should be \$189,162 per condo site. Historical rates are shown to the left showing that the condo site rates have been increasing over the last several years. The assessor has chosen to use a rate of \$175,000 per condo site putting the most weight on the improved sales analysis with the historical rate buffering the condo site rate increase. This increase is approximately a 17% increase over the last year's condo site rate.
2021	CONDO SITE VALUE USED	\$90,000	
2022	CONDO SITE VALUE USED	\$85,000	
2023	CONDO SITE VALUE USED	\$85,000	
2024	CONDO SITE VALUE USED	\$100,000	
2025	CONDO SITE VALUE USED	\$150,000	
2026	CONDO SITE VALUE USED	\$175,000	

[illegible]

SALES NOT USED

45401 - BC+ CLASS VILLAGE HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - IMPROVED LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. 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
45-0021-0008-30-9	5309 RIDGE	07/15/24	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$238,600	47.25	\$477,247	\$64,216	\$36,463	181.0	115.0	0.53	0.53	\$355	\$121,621	\$2.79	200.00	45401		45401.BC+ CLASS HOMES VILLAGE	0	1	9/11/2024	401	STANDARD LOT		
45-0021-0008-33-3	5361 RIDGE	01/10/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$225,500	43.79	\$451,056	\$107,613	\$43,669	231.8	115.1	0.71	0.71	\$464	\$150,930	\$3.46	269.80	45401	3442/2728	45401.BC+ CLASS HOMES VILLAGE	0	1	9/18/2024	401	STANDARD LOT		
45-3050-0002-00-9	5478 FAIRVIEW	03/22/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$231,700	48.27	\$463,490	\$64,022	\$47,512	105.6	180.0	0.43	0.43	\$606	\$149,584	\$3.43	105.00	45401	3423/3166	45401.BC+ CLASS HOMES VILLAGE	0	1	9/9/2024	401	STANDARD LOT		
45-3050-0011-00-8	5489 FAIRVIEW	01/03/25	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$268,200	52.80	\$536,476	\$36,961	\$65,437	145.4	395.0	0.95	0.95	\$254	\$38,825	\$0.89	105.00	45401	3442/0070	45401.BC+ CLASS HOMES VILLAGE	0	1	9/9/2024	401	STANDARD LOT		
45-4800-0018-00-2	5440 E KAREN COURT	11/15/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,100	45.81	\$238,213	\$61,358	\$39,571	87.9	98.0	0.26	0.26	\$698	\$232,417	\$5.34	110.00	45401	3415/4319	45401.BC+ CLASS HOMES VILLAGE	0	1	5/6/2024	401	STANDARD LOT		
Totals:						\$2,268,000			\$2,166,482	\$334,170	\$232,652	751.8		2.89	2.89														
							\$1,083.10																						
							Sale. Ratio =>	47.76																					
							Std. Dev. =>	3.37				Average							Average										
												per FF=>						\$444											
																		per Net Acre=>	115,830.16										
																			per SqFt=>	\$2.66									

SALES NOT USED

45401 - BC+ CLASS VILLAGE HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - FINAL CONCLUSION

VACANT ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
45-3050-0001-00-2	5490 FAIRVIEW	06/11/24	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$23,600	60.51	\$47,221	\$39,000	\$47,221	104.9	188.0	0.43	0.43	\$372	\$90,278	\$2.07	100.00	45401	3428/1585		45401.BC+ CLASS HOMES VILLAGE	0	1	4/17/2024	402	STANDARD LOT		
45-4800-0015-00-3	5427 E KAREN COURT	07/28/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$141,400	328.84	\$282,845	\$43,000	\$49,626	110.3	215.0	0.60	0.60	\$390	\$72,027	\$1.65	56.00	45401	3409/4401		45401.BC+ CLASS HOMES VILLAGE	0	1	5/6/2024	401	STANDARD LOT		
45-4800-0017-00-6	5430 E KAREN COURT	07/18/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$149,600	347.91	\$299,205	\$43,000	\$40,420	89.8	108.0	0.29	0.29	\$479	\$150,877	\$3.46	105.00	45401	3420/2953		45401.BC+ CLASS HOMES VILLAGE	0	1	5/6/2024	401	STANDARD LOT		
Totals:						\$125,000	\$314,600		\$629,271	\$125,000	\$137,267	305.0		1.31	1.31															
						Sale. Ratio =>		251.68			Average				Average				Average											
						Std. Dev. =>		160.71			per FF=>		\$410	per Net Acre=>		95,129.38	per SqFt=>		\$2.18											

IMPROVED ANALYSIS (EXTRACTION)

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	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
45-0021-0008-30-9	5309 RIDGE	07/15/24	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$238,600	47.25	\$477,247	\$64,216	\$36,463	181.0	115.0	0.53	0.53	\$355	\$121,621	\$2.79	200.00	45401			45401 BC+ CLASS HOMES VILLAGE	0	1	9/11/2024	401	STANDARD LOT	
45-0021-0008-33-3	5361 RIDGE	01/10/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$225,500	43.79	\$451,056	\$107,613	\$43,669	231.8	115.1	0.71	0.71	\$464	\$150,930	\$3.46	269.80	45401	3442/2728		45401 BC+ CLASS HOMES VILLAGE	0	1	9/18/2024	401	STANDARD LOT	
45-3050-0002-00-9	5478 FAIRVIEW	03/22/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$231,700	48.27	\$463,490	\$64,022	\$47,512	105.6	180.0	0.43	0.43	\$606	\$149,584	\$3.43	105.00	45401	3423/3156		45401 BC+ CLASS HOMES VILLAGE	0	1	9/9/2024	401	STANDARD LOT	
45-3050-0011-00-8	5489 FAIRVIEW	01/09/25	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$268,200	52.80	\$536,476	\$36,961	\$65,437	145.4	395.0	0.95	0.95	\$254	\$38,825	\$0.89	105.00	45401	3442/0070		45401 BC+ CLASS HOMES VILLAGE	0	1	9/9/2024	401	STANDARD LOT	
45-4800-0018-00-2	5440 E KAREN COURT	11/15/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,100	45.81	\$238,213	\$61,358	\$39,571	87.9	98.0	0.26	0.26	\$698	\$232,417	\$5.34	110.00	45401	3415/4319		45401 BC+ CLASS HOMES VILLAGE	0	1	5/6/2024	401	STANDARD LOT	
Totals:						\$2,268,000			\$2,166,482	\$334,170	\$232,652	751.8		2.89	2.89														
						Sale. Ratio =>		47.76	Average			Average				Average													
						Std. Dev. =>		3.37	per FF=>		\$444	per Net Acre=>		115,830.16		per SqFt=>		\$2.66											

HISTORY

YEAR	RATE (\$)
2021	FRONT FOOT RATE USED 400
2022	FRONT FOOT RATE USED 400
2023	FRONT FOOT RATE USED 400
2024	FRONT FOOT RATE USED 450
2025	FRONT FOOT RATE USED 450
2026	FRONT FOOT RATE USED 425

FINAL CONCLUSION SUMMARY

The analysis performed on vacant land sales show that the rate should be \$410 per front foot. Further analysis was performed on improved sales by extracting the land valuation form total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$444 per front foot. Historical rates are shown to the left showing that the front foot rates have been stable the last several years between \$400 and \$450 per front foot. The assessor has chosen to use a rate of \$425 per front foot putting the most weight on the vacant land sales with the improved analysis also supporting this front foot rate. This is a decrease of 5% from the prior year's front foot rate.

45402 - C CLASS VILLAGE HOMES
LAND ANALYSIS - FRONT FOOT ANALYSIS - VACANT LAND ANALYSIS

NO VACANT LAND SALES DURING SALE PERIOD

45402 - C CLASS VILLAGE HOMES

Parcel Number	Trsfee Address	Sale Date	Sale Price	Instr.	Terms of Sale	Sale \$	Cur. Asmt.	Asld./Sale	Cur. Appraisal	Land Residual	Value	Diff.	Percent	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECR Area	Libe/Other	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
45-0021-0008-20-1	2736 WILLOWDALE LANE	08/11/23	\$302,000	WD	03-ARMS'S LENGTH	\$302,000	\$150,000	49.67	\$299,941	\$48,691	\$46,632	11.66	165.0	0.49	0.49	4418	\$98,965	\$2,273	130.00	45402	3410/04/08				45402-C CLASS HOMES VILLAGE	0	1	9/11/2024	401	STANDARD LOT	
45-0021-0024-03-1	5606 ALPINE DRIVE	03/27/23	\$734,000	WD	03-ARMS'S LENGTH	\$734,000	\$171,600	45.87	\$543,178	\$85,064	\$58,172	135.4	240.0	0.52	0.72	5628	\$118,221	\$2,763	130.00	45402	3417/00/08				45402-C CLASS HOMES VILLAGE	0	1	10/23/2024	401	STANDARD LOT	
45-0021-0026-07-1	5606 ALPINE DRIVE	03/27/23	\$734,000	WD	03-ARMS'S LENGTH	\$734,000	\$171,600	45.87	\$543,178	\$85,064	\$58,172	135.4	240.0	0.52	0.72	5628	\$118,221	\$2,763	130.00	45402	3417/00/08				45402-C CLASS HOMES VILLAGE	0	1	10/23/2024	401	STANDARD LOT	
45-0021-0026-07-2	5665 ST JOSEPH	08/26/23	\$122,000	WD	03-ARMS'S LENGTH	\$122,000	\$99,300	44.73	\$198,669	\$62,013	\$58,172	96.7	347.0	0.46	0.46	5641	\$134,227	\$1,791	79.70	45401	3405/8				45401-C CLASS HOMES VILLAGE	0	1	9/9/2024	401	STANDARD LOT	
45-0028-0051-19-1	5996 LEGION	09/20/23	\$251,200	WD	03-ARMS'S LENGTH	\$251,200	\$116,900	38.57	\$193,816	\$78,409	\$21,025	122.6	73.5	0.24	0.24	5640	\$332,242	\$7,63	140.00	45402	3412/03/25				45402-C CLASS HOMES VILLAGE	0	1	8/28/2023	401	STANDARD LOT	
45-0028-0051-22-8	6046 LEGION	09/06/24	\$235,000	WD	03-ARMS'S LENGTH	\$235,000	\$110,100	46.85	\$202,166	\$39,537	\$24,703	128.8	100.0	0.33	0.33	5298	\$121,279	\$2,78	142.00	45402	3435/08/81				45402-C CLASS HOMES VILLAGE	0	1	3/27/2024	401	STANDARD LOT	
45-0028-0074-01-1	6004 ST JOSEPH	11/17/23	\$272,500	WD	03-ARMS'S LENGTH	\$272,500	\$131,700	48.33	\$263,490	\$39,493	\$30,483	176.2	101.0	0.46	0.46	5224	\$85,114	\$1,95	200.00	45402	3413/00/09				45402-C CLASS HOMES VILLAGE	0	1	5/16/2024	401	STANDARD LOT	
45-0028-0089-04-1	6139 ST JOSEPH	10/28/24	\$335,000	WD	03-ARMS'S LENGTH	\$335,000	\$168,200	48.81	\$272,216	\$88,276	\$48,1	131.0	129.0	0.52	0.52	5481	\$120,769	\$2,80	180.00	45402	3437/03/08				45402-C CLASS HOMES VILLAGE	0	1	5/16/2024	401	STANDARD LOT	
45-0028-0089-04-2	6139 ST JOSEPH	10/27/24	\$375,000	WD	03-ARMS'S LENGTH	\$375,000	\$184,500	44.00	\$330,084	\$75,716	\$30,800	152.0	150.0	0.52	0.52	5448	\$146,653	\$3,36	150.00	45402	3433/06/19				45402-C CLASS HOMES VILLAGE	0	1	6/10/2024	401	STANDARD LOT	
45-2250-0014-04-1	2844 BLUFF	08/16/23	\$165,000	WD	03-ARMS'S LENGTH	\$165,000	\$88,300	53.52	\$176,609	\$19,052	\$30,661	76.7	132.0	0.23	0.23	4249	\$83,930	\$1,93	75.00	45402	3410/17/90				45402-C CLASS HOMES VILLAGE	0	1	9/11/2024	401	STANDARD LOT	
45-4150-0009-05-1	2957 KIRK COURT	01/14/24	\$310,000	WD	03-ARMS'S LENGTH	\$310,000	\$145,800	47.03	\$291,690	\$54,102	\$35,792	89.5	170.0	0.32	0.32	5605	\$169,069	\$3,88	82.00	45402	3419/0409				45402-C CLASS HOMES VILLAGE	0	1	9/11/2024	401	STANDARD LOT	
45-7200-0006-00-2	5760 GEORGE	12/19/24	\$235,000	WD	03-ARMS'S LENGTH	\$235,000	\$122,700	52.21	\$245,355	\$17,581	\$27,936	69.8	126.7	0.19	0.19	5252	\$91,588	\$2,10													

AS LOTS NOT USED																												
45-0028-0074-015	6004 ST JEMORROW	07/24/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$121,700	78.39	\$263,490	(\$65,000)	\$30,483	176.2	10.0	0.46	0.46	(\$369)	(\$240,013)	(\$3,621)	200.00	454002	3405/7937	454002-C CLASS HOMES VILLAGE	0	1	5/16/2022	401	STANDARD LOT	NEGATIVE LAND RESIDUAL
45-0028-0074-016	6004 ST JEMORROW	06/09/23	\$291,419	OTH	03-ARM'S LENGTH	\$291,419	\$291,419		\$291,419	\$77,960	\$58,818	134.0	1.40	0.61	0.61	#N/A	\$240,000	\$0.67	0.00	454002	3405/7937	454002-C CLASS HOMES VILLAGE	0	1	10/21/2023	401	STANDARD LOT	LARGER THAN STANDARD LOT
45-0021-0001-011	5312 PIUETZ	07/01/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$140,800	55.22	\$281,567	\$47,502	\$74,869	167.2	42.75	1.07	1.08	\$284	\$44,229	\$1.02	110.00	454002	3429/1478	454002-C CLASS HOMES VILLAGE	0	1	5/15/2024	401	STANDARD LOT	LARGER THAN STANDARD LOT
45-0028-0075-011	5933 ST JEMORROW	08/28/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$135,300	\$3.69	\$207,000	\$38,283	\$44,887	192.7	239.2	0.97	0.97	\$121	\$23,954	\$5.55	177.00	454002	3413/1871	454002-C CLASS HOMES VILLAGE	0	1	7/26/2023	401	STANDARD LOT	LARGER THAN STANDARD LOT

VACANT ANALYSIS
NO VACANT LAND SALES DURING SALE PERIOD

HISTORY		FINAL CONCLUSION SUMMARY	
YEAR		RATE (\$)	
2021	FRONT FOOT RATE USED	350	There were no vacant land sales during the sale period. Analysis was performed on improved sales by extracting the land valuation from total sales price by using the depreciated value of the improvements. This analysis showed that the front foot rate for this neighborhood should be \$434 per front foot. Historical rates are shown to the left showing that front foot rates have slowly been increasing over the last several years. The assessor has chosen to use a rate of \$400 per front foot putting the most weight on the improved sales analysis with the historical land rate supporting this front foot rate. This is not a change from the prior year's front foot rate.
2022	FRONT FOOT RATE USED	350	
2023	FRONT FOOT RATE USED	350	
2024	FRONT FOOT RATE USED	375	
2025	FRONT FOOT RATE USED	400	
2026	FRONT FOOT RATE USED	400	

Workbook Version:	v2.0.2
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Will discontinue on:	June 1, 2026	(229 Days Remaining)
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Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template
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<-copy

Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
Is determined in Allocation Settings	
19.62%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above. This workbook will adjust outside sale prices to the study midpoint: 03/31/2024. This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Variables for prior year trendline	
(Optional feature) $(Y=A*X^B)$	
A:	4,740.18
B:	-0.7442

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
Optional but helpful

Starting Stats	
Min:	1.73%
Max:	65.68%
Mean:	19.91%
Median:	19.48%
StDev:	9.78%
COD (median):	37.68%
COV (mean):	49.12%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	10.13%
Max Land% Allowed:	29.26%

Prior Year (Optional):	0.00%
Current year starting:	19.59%

Current year conclusion:	19.62%	19.62%
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Stats After Removals	
Min:	10.37%
Max:	29.07%
Mean:	19.48%
Median:	19.55%
StDev:	4.94%
COD (median):	21.41%
COV (mean):	25.36%

^Manual Override^ ^ Calculated # ^

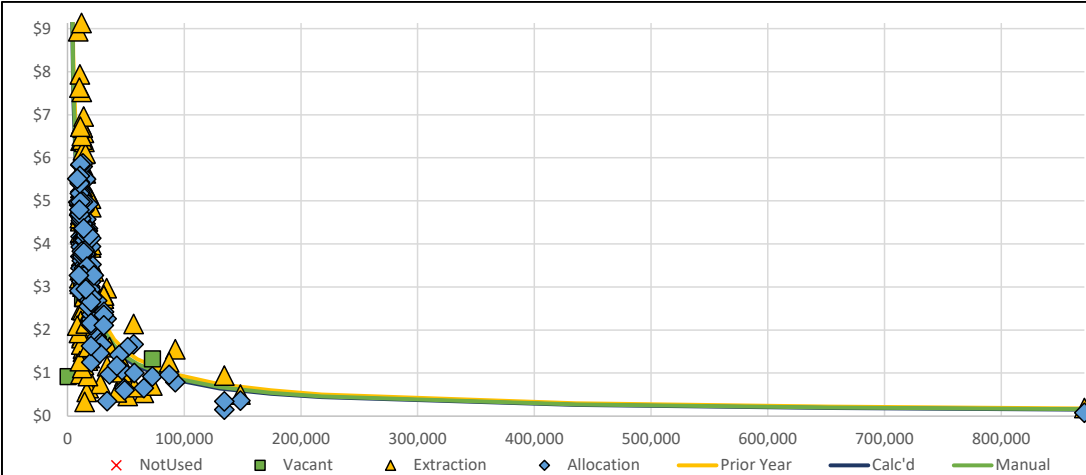
Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	Land Residual	Land %
s001_E	1	Extraction	12-0009-0029-03-5	4/4/2024	\$325,000	18,992	\$289,991	\$35,009	10.77%
s002_E	1	Extraction	12-0011-0003-01-1	9/8/2023	\$235,000	25,003	\$190,787	\$44,213	18.81%
s003_E	0	Extraction	12-0011-0011-03-1	6/29/2023	\$319,000	18,208	\$307,216	\$11,784	3.69%
s004_E	1	Extraction	12-0015-0030-01-0	4/8/2024	\$275,000	148,060	\$201,531	\$73,469	26.72%
s005_E	1	Extraction	12-0015-0047-04-6	8/31/2023	\$250,000	20,735	\$177,319	\$72,681	29.07%
s006_E	0	Extraction	12-0015-0062-02-9	7/23/2024	\$245,000	28,358	\$223,862	\$21,138	8.63%
s007_E	0	Extraction	12-0016-0020-10-3	5/1/2024	\$225,000	20,081	\$146,259	\$78,741	35.00%
s008_E	0	Extraction	12-0016-0021-02-9	9/21/2023	\$60,000	33,890	\$20,592	\$39,408	65.68%
s009_E	0	Extraction	12-0016-0028-04-0	11/15/2024	\$369,900	92,347	\$227,026	\$142,874	38.63%
s010_E	1	Extraction	12-0016-0035-07-1	10/3/2024	\$217,000	65,340	\$181,653	\$35,347	16.29%
s012_E	1	Extraction	12-0021-0029-22-1	6/14/2023	\$481,000	56,628	\$359,810	\$121,190	25.20%
s014_E	0	Extraction	12-0022-0008-01-9	3/19/2025	\$160,000	48,482	\$104,125	\$55,875	34.92%
s015_E	1	Extraction	12-0022-0021-15-5	4/6/2023	\$250,000	10,019	\$201,025	\$48,975	19.59%
s016_E	1	Extraction	12-0022-0030-10-3	7/17/2024	\$290,000	16,291	\$242,450	\$47,550	16.40%
s017_E	0	Extraction	12-0023-0007-02-0	5/5/2023	\$281,500	18,905	\$255,928	\$25,572	9.08%
s018_E	1	Extraction	12-0023-0014-01-7	8/18/2023	\$315,000	23,000	\$250,517	\$64,483	20.47%
s019_E	1	Extraction	12-0023-0017-06-7	5/10/2024	\$252,000	29,708	\$199,322	\$52,678	20.90%
s021_E	1	Extraction	12-0023-0030-09-8	11/20/2023	\$340,000	72,702	\$288,586	\$51,414	15.12%
s022_E	1	Extraction	12-0026-0028-01-2	10/20/2023	\$425,000	87,120	\$316,458	\$108,542	25.54%
s023_E	0	Extraction	12-0033-0011-03-1	2/26/2024	\$404,000	20,125	\$366,764	\$37,236	9.22%
s024_E	0	Extraction	12-0034-0013-00-8	2/18/2025	\$334,000	871,200	\$172,639	\$161,361	48.31%
s026_E	0	Extraction	12-0034-0017-07-1	3/13/2025	\$230,000	134,295	\$104,095	\$125,905	54.74%
s028_E	1	Extraction	12-0500-0020-00-1	12/29/2023	\$299,900	11,761	\$220,154	\$79,746	26.59%
s029_E	1	Extraction	12-0510-0028-00-0	5/8/2024	\$230,000	13,634	\$204,449	\$25,551	11.11%
s030_E	1	Extraction	12-0510-0039-00-1	8/22/2023	\$322,500	13,068	\$253,916	\$68,584	21.27%
s031_E	0	Extraction	12-0510-0042-00-2	11/1/2024	\$196,300	11,195	\$185,309	\$10,991	5.60%

s032_E	0	Extraction	12-0900-0002-01-7	12/18/2024	\$178,000	35,893	\$120,535	\$57,465	32.28%
s033_E	0	Extraction	12-0900-0035-00-4	7/21/2023	\$235,000	9,278	\$152,074	\$82,926	35.29%
s034_E	1	Extraction	12-1000-0009-00-1	2/10/2025	\$389,000	13,983	\$296,924	\$92,076	23.67%
s035_E	1	Extraction	12-1250-0021-00-1	3/28/2024	\$229,000	11,238	\$177,840	\$51,160	22.34%
s036_E	0	Extraction	12-1250-0024-00-0	1/27/2025	\$237,000	11,151	\$165,585	\$71,415	30.13%
s037_E	0	Extraction	12-1250-0026-00-2	4/14/2023	\$262,000	13,199	\$242,244	\$19,756	7.54%
s038_E	1	Extraction	12-1300-0008-00-4	1/31/2025	\$304,925	10,803	\$258,886	\$46,039	15.10%
s039_E	1	Extraction	12-1300-0015-00-1	6/20/2024	\$287,000	18,557	\$221,477	\$65,523	22.83%
s040_E	1	Extraction	12-1380-0014-00-2	9/4/2024	\$320,000	13,199	\$258,830	\$61,170	19.12%
s041_E	1	Extraction	12-1550-0003-01-0	12/13/2024	\$446,000	15,899	\$382,470	\$63,530	14.24%
s042_E	1	Extraction	12-1650-0007-00-3	2/15/2024	\$270,000	12,807	\$231,400	\$38,600	14.30%
s043_E	1	Extraction	12-1900-0014-00-2	6/13/2024	\$300,000	19,602	\$253,853	\$46,147	15.38%
s044_E	0	Extraction	12-1900-0017-01-0	4/25/2024	\$420,000	51,662	\$395,880	\$24,120	5.74%
s045_E	0	Extraction	12-2100-0003-02-1	4/28/2023	\$240,000	17,424	\$217,511	\$22,489	9.37%
s046_E	1	Extraction	12-2100-0005-00-8	8/31/2023	\$290,000	15,420	\$243,616	\$46,384	15.99%
s047_E	1	Extraction	12-2100-0006-00-4	8/22/2023	\$340,000	14,505	\$296,234	\$43,766	12.87%
s050_E	0	Extraction	12-2700-0016-00-8	7/7/2023	\$242,000	13,199	\$221,232	\$20,768	8.58%
s051_E	1	Extraction	12-2725-0009-00-7	6/10/2024	\$385,100	13,024	\$297,808	\$87,292	22.67%
s052_E	1	Extraction	12-2725-0026-00-9	5/17/2023	\$321,500	14,636	\$232,312	\$89,188	27.74%
s053_E	0	Extraction	12-2725-0036-00-4	11/22/2024	\$263,000	13,155	\$236,412	\$26,588	10.11%
s054_E	0	Extraction	12-2825-0014-00-7	10/25/2024	\$279,000	13,199	\$193,835	\$85,165	30.53%
s055_E	1	Extraction	12-2825-0015-00-3	11/8/2024	\$293,000	13,199	\$228,136	\$64,864	22.14%
s056_E	0	Extraction	12-2825-0027-00-1	2/29/2024	\$280,000	14,505	\$257,672	\$22,328	7.97%
s057_E	1	Extraction	12-2825-0035-00-4	12/11/2023	\$297,100	12,981	\$223,207	\$73,893	24.87%
s058_E	0	Extraction	12-2825-0036-00-1	5/31/2023	\$305,600	14,418	\$213,786	\$91,814	30.04%
s059_E	1	Extraction	12-2850-0024-00-3	7/1/2024	\$230,000	20,081	\$172,031	\$57,969	25.20%
s060_E	1	Extraction	12-2875-0002-00-5	2/24/2025	\$260,000	14,505	\$192,656	\$67,344	25.90%
s061_E	1	Extraction	12-2875-0009-00-0	2/19/2025	\$339,000	15,725	\$291,843	\$47,157	13.91%
s062_E	1	Extraction	12-2875-0032-00-1	10/4/2024	\$239,000	13,852	\$177,042	\$61,958	25.92%
s063_E	0	Extraction	12-3020-0001-00-6	3/21/2025	\$247,000	20,560	\$165,134	\$81,866	33.14%
s064_E	0	Extraction	12-3100-0193-00-4	8/16/2023	\$290,600	11,979	\$181,235	\$109,365	37.63%
s065_E	1	Extraction	12-4480-0017-00-4	10/2/2023	\$190,000	11,892	\$160,620	\$29,380	15.46%
s066_E	1	Extraction	12-4480-0041-00-2	12/12/2024	\$210,000	11,108	\$151,091	\$58,909	28.05%
s067_E	1	Extraction	12-4480-0042-00-9	11/29/2023	\$330,000	11,108	\$279,630	\$50,370	15.26%
s068_E	0	Extraction	12-4520-0004-00-2	2/12/2024	\$259,000	12,545	\$178,450	\$80,550	31.10%
s069_E	1	Extraction	12-4520-0013-00-1	12/11/2023	\$239,000	17,424	\$185,876	\$53,124	22.23%
s070_E	1	Extraction	12-4560-0017-00-6	8/10/2023	\$226,100	12,284	\$201,803	\$24,297	10.75%
s071_E	0	Extraction	12-4600-0011-00-1	1/13/2025	\$275,000	13,199	\$193,571	\$81,429	29.61%
s072_E	1	Extraction	12-4600-0015-00-6	2/27/2025	\$205,000	13,199	\$163,572	\$41,428	20.21%

s073_E	1	Extraction	12-4600-0028-00-1	6/9/2023	\$230,500	11,500	\$165,069	\$65,431	28.39%
s074_E	1	Extraction	12-4680-0023-00-7	6/29/2023	\$280,000	24,437	\$234,624	\$45,376	16.21%
s075_E	0	Extraction	12-4680-0029-00-5	3/28/2025	\$320,000	20,125	\$218,391	\$101,609	31.75%
s077_E	1	Extraction	12-4820-0001-00-2	8/1/2024	\$219,900	20,430	\$171,255	\$48,645	22.12%
s078_E	1	Extraction	12-4820-0013-00-1	9/23/2024	\$320,000	15,202	\$247,514	\$72,486	22.65%
s079_E	1	Extraction	12-4820-0017-00-6	8/15/2024	\$318,000	16,596	\$248,966	\$69,034	21.71%
s080_E	0	Extraction	12-4820-0032-00-5	7/28/2023	\$232,500	16,596	\$223,212	\$9,288	3.99%
s081_E	1	Extraction	12-4820-0032-00-5	9/27/2023	\$265,000	16,596	\$223,212	\$41,788	15.77%
s082_E	1	Extraction	12-4860-0050-00-2	7/19/2024	\$395,000	13,199	\$318,175	\$76,825	19.45%
s083_E	1	Extraction	12-4860-0053-00-1	6/9/2023	\$347,600	25,439	\$301,057	\$46,543	13.39%
s084_E	1	Extraction	12-4860-0057-01-5	1/9/2025	\$386,500	33,585	\$286,804	\$99,696	25.79%
s085_E	1	Extraction	12-4860-0060-00-8	7/31/2023	\$325,000	13,112	\$260,631	\$64,369	19.81%
s086_E	1	Extraction	12-5000-0013-00-1	11/6/2024	\$320,000	15,594	\$250,385	\$69,615	21.75%
s087_E	1	Extraction	12-5220-0007-00-8	3/29/2024	\$305,000	14,680	\$255,789	\$49,211	16.13%
s088_E	1	Extraction	12-5220-0009-00-1	7/3/2024	\$279,000	14,680	\$231,911	\$47,089	16.88%
s089_E	1	Extraction	12-5220-0033-00-9	6/29/2023	\$351,000	15,420	\$256,886	\$94,114	26.81%
s090_E	1	Extraction	12-5220-0043-00-4	5/17/2024	\$375,000	16,117	\$304,910	\$70,090	18.69%
s091_E	0	Extraction	12-5220-0073-00-1	9/6/2023	\$282,000	14,680	\$277,129	\$4,871	1.73%
s092_E	1	Extraction	12-5220-0095-00-4	9/1/2023	\$370,000	20,647	\$331,631	\$38,369	10.37%
s093_E	1	Extraction	12-5220-0105-00-0	11/30/2023	\$384,900	17,555	\$294,215	\$90,685	23.56%
s094_E	0	Extraction	12-5220-0106-00-6	9/28/2023	\$390,000	17,555	\$373,640	\$16,360	4.19%
s095_E	1	Extraction	12-5220-0129-00-6	6/28/2024	\$346,500	15,638	\$258,274	\$88,226	25.46%
s096_E	1	Extraction	12-5240-0022-00-1	5/9/2024	\$260,000	14,505	\$209,271	\$50,729	19.51%
s097_E	1	Extraction	12-5240-0026-00-7	6/7/2023	\$354,000	14,505	\$285,145	\$68,855	19.45%
s099_E	0	Extraction	12-5260-0008-00-3	7/31/2024	\$305,000	12,197	\$213,165	\$91,835	30.11%
s100_E	0	Extraction	12-5300-0026-00-4	3/29/2024	\$248,000	14,157	\$231,183	\$16,817	6.78%
s101_E	1	Extraction	12-5320-0005-00-1	6/21/2024	\$430,000	20,430	\$330,928	\$99,072	23.04%
s102_E	1	Extraction	12-5320-0006-00-8	4/26/2024	\$339,000	15,856	\$267,261	\$71,739	21.16%
s103_E	1	Extraction	12-5340-0003-00-3	9/27/2024	\$299,000	13,155	\$233,213	\$65,787	22.00%
s104_E	1	Extraction	12-5340-0004-00-0	3/19/2025	\$340,000	13,068	\$279,993	\$60,007	17.65%
s105_E	1	Extraction	12-5340-0005-00-6	8/25/2023	\$220,000	12,981	\$188,118	\$31,882	14.49%
s106_E	1	Extraction	12-5340-0021-00-1	10/1/2024	\$297,500	15,464	\$242,670	\$54,830	18.43%
s107_E	1	Extraction	12-5340-0036-00-9	10/18/2023	\$275,000	11,369	\$233,452	\$41,548	15.11%
s109_E	1	Extraction	12-5580-0018-01-0	10/23/2024	\$386,000	31,320	\$298,446	\$87,554	22.68%
s110_E	0	Extraction	12-5620-0009-00-6	5/6/2024	\$150,100	48,961	\$104,549	\$45,551	30.35%
s111_E	0	Extraction	12-5700-0003-00-0	7/7/2023	\$265,000	11,456	\$239,626	\$25,374	9.58%
s112_E	0	Extraction	12-5700-0013-00-5	5/14/2024	\$315,000	12,197	\$292,459	\$22,541	7.16%
s113_E	1	Extraction	12-5700-0021-00-8	5/24/2023	\$255,375	10,803	\$201,200	\$54,175	21.21%
s114_E	0	Extraction	12-5710-0043-00-9	4/28/2023	\$315,000	12,023	\$293,288	\$21,712	6.89%

s115_E	1	Extraction	12-5710-0062-00-3	7/2/2024	\$295,000	11,108	\$242,989	\$52,011	17.63%
s116_E	1	Extraction	12-5950-0012-00-8	5/23/2023	\$288,000	14,680	\$213,738	\$74,262	25.79%
s117_E	0	Extraction	12-6080-0009-00-7	6/21/2023	\$240,000	12,676	\$225,790	\$14,210	5.92%
s118_E	1	Extraction	12-6080-0030-00-6	3/21/2025	\$307,000	12,153	\$242,550	\$64,450	20.99%
s119_E	0	Extraction	12-6080-0034-00-1	7/26/2024	\$237,500	12,153	\$158,333	\$79,167	33.33%
s121_E	1	Extraction	12-7140-0005-00-4	7/26/2024	\$400,000	18,687	\$334,225	\$65,775	16.44%
s122_E	1	Extraction	12-7140-0009-00-0	1/21/2025	\$335,000	11,238	\$270,667	\$64,333	19.20%
s123_E	1	Extraction	12-7180-0009-00-9	9/9/2024	\$450,000	17,947	\$357,605	\$92,395	20.53%
s124_E	1	Extraction	12-7200-0024-00-6	3/12/2024	\$150,000	10,106	\$117,629	\$32,371	21.58%
s125_E	0	Extraction	12-7240-0014-00-0	11/25/2024	\$275,000	11,761	\$255,515	\$19,485	7.09%
s126_E	1	Extraction	12-7450-0016-00-2	9/9/2024	\$292,000	10,542	\$208,265	\$83,735	28.68%
s127_E	1	Extraction	12-7450-0035-00-7	5/17/2024	\$279,900	10,629	\$231,042	\$48,858	17.46%
s128_E	1	Extraction	12-7450-0036-00-3	12/22/2023	\$252,000	10,542	\$219,611	\$32,389	12.85%
s129_E	1	Extraction	12-7450-0039-00-2	10/30/2024	\$335,000	13,199	\$281,198	\$53,802	16.06%
s130_E	1	Extraction	12-8550-0005-00-2	12/1/2023	\$241,000	14,070	\$212,863	\$28,137	11.68%
s131_E	0	Extraction	12-8700-0001-00-3	9/23/2024	\$269,000	13,852	\$172,652	\$96,348	35.82%
s132_E	1	Extraction	12-8700-0009-00-4	5/5/2023	\$282,000	11,108	\$207,347	\$74,653	26.47%
s133_E	1	Extraction	12-8700-0020-00-8	8/21/2023	\$361,900	21,649	\$286,052	\$75,848	20.96%
s134_E	1	Extraction	12-8700-0021-00-4	1/5/2024	\$295,000	16,683	\$262,243	\$32,757	11.10%
s135_E	1	Extraction	12-8700-0023-00-7	8/7/2024	\$292,700	10,629	\$256,703	\$35,997	12.30%
s136_E	1	Extraction	12-8800-0004-00-9	4/27/2023	\$222,000	13,286	\$193,994	\$28,006	12.62%
s137_E	0	Extraction	12-8800-0007-01-6	5/14/2024	\$300,000	10,542	\$286,490	\$13,510	4.50%
s138_E	1	Extraction	12-9701-0018-00-7	12/16/2024	\$290,000	20,212	\$228,643	\$61,357	21.16%
s139_E	1	Extraction	12-9701-0028-00-2	10/25/2023	\$300,000	19,994	\$231,360	\$68,640	22.88%
s140_E	1	Extraction	45-0021-0001-01-1	7/1/2024	\$255,000	46,783	\$207,498	\$47,502	18.63%
s141_E	1	Extraction	45-0021-0008-20-1	8/11/2023	\$302,000	21,432	\$253,309	\$48,691	16.12%
s142_E	1	Extraction	45-0021-0024-03-7	3/27/2025	\$374,070	31,189	\$289,006	\$85,064	22.74%
s143_E	1	Extraction	45-0021-0026-03-0	5/26/2023	\$231,500	17,816	\$202,842	\$28,658	12.38%
s144_E	1	Extraction	45-0021-0026-07-2	5/26/2023	\$222,000	20,125	\$159,987	\$62,013	27.93%
s145_E	0	Extraction	45-0028-0051-19-8	9/20/2023	\$251,200	10,280	\$172,791	\$78,409	31.21%
s146_E	1	Extraction	45-0028-0051-22-8	9/6/2024	\$235,000	14,201	\$195,463	\$39,537	16.82%
s148_E	1	Extraction	45-0028-0074-01-5	11/17/2023	\$272,500	20,212	\$233,007	\$39,493	14.49%
s149_E	1	Extraction	45-0028-0075-07-1	10/28/2024	\$335,000	31,145	\$247,730	\$87,270	26.05%
s150_E	0	Extraction	45-0028-0075-11-9	9/28/2023	\$252,000	42,340	\$228,717	\$23,283	9.24%
s151_E	1	Extraction	45-0028-0089-00-4	8/7/2024	\$375,000	22,521	\$299,284	\$75,716	20.19%
s152_E	1	Extraction	45-0028-0090-05-3	6/9/2023	\$291,419	57,281	\$253,188	\$38,231	13.12%
s153_E	1	Extraction	45-2250-0014-00-4	8/14/2023	\$165,000	9,888	\$145,948	\$19,052	11.55%
s154_E	1	Extraction	45-4150-0009-00-5	1/16/2024	\$310,000	13,939	\$255,898	\$54,102	17.45%
s155_E	0	Extraction	45-7200-0006-00-2	12/19/2024	\$235,000	8,364	\$217,419	\$17,581	7.48%

s156_E	1	Extraction	45-7210-0047-00-8	10/30/2023	\$236,200	15,725	\$202,321	\$33,879	14.34%
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Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0021-0021-06-8	6/8/2023	\$400	436	\$0	\$400	\$400	\$0.92
1	Vacant	12-0023-0030-08-0	9/23/2024	\$97,000	72,702	\$0	\$97,000	\$97,000	\$1.33
1	Vacant	12-2100-0022-00-0	10/15/2024	\$35,000	12,807	\$0	\$35,000	\$35,000	\$2.73
1	Extraction	12-0009-0029-03-5	4/4/2024	\$325,000	18,992	\$289,991	\$325,000	\$35,009	\$1.84
1	Extraction	12-0011-0003-01-1	9/8/2023	\$235,000	25,003	\$190,787	\$235,000	\$44,213	\$1.77
1	Extraction	12-0011-0011-03-1	6/29/2023	\$319,000	18,208	\$307,216	\$319,000	\$11,784	\$0.65
1	Extraction	12-0015-0030-01-0	4/8/2024	\$275,000	148,060	\$201,531	\$275,000	\$73,469	\$0.50
1	Extraction	12-0015-0047-04-6	8/31/2023	\$250,000	20,735	\$177,319	\$250,000	\$72,681	\$3.51
1	Extraction	12-0015-0062-02-9	7/23/2024	\$245,000	28,358	\$223,862	\$245,000	\$21,138	\$0.75
1	Extraction	12-0016-0020-10-3	5/1/2024	\$225,000	20,081	\$146,259	\$225,000	\$78,741	\$3.92
1	Extraction	12-0016-0021-02-9	9/21/2023	\$60,000	33,890	\$20,592	\$60,000	\$39,408	\$1.16
1	Extraction	12-0016-0028-04-0	11/15/2024	\$369,900	92,347	\$227,026	\$369,900	\$142,874	\$1.55
1	Extraction	12-0016-0035-07-1	10/3/2024	\$217,000	65,340	\$181,653	\$217,000	\$35,347	\$0.54
1	Extraction	12-0021-0029-22-1	6/14/2023	\$481,000	56,628	\$359,810	\$481,000	\$121,190	\$2.14
0	Extraction	12-0022-0001-18-9	10/11/2023	\$426,000	15,115	\$430,391	\$426,000	-\$4,391	(\$0.29)
1	Extraction	12-0022-0008-01-9	3/19/2025	\$160,000	48,482	\$104,125	\$160,000	\$55,875	\$1.15
1	Extraction	12-0022-0021-15-5	4/6/2023	\$250,000	10,019	\$201,025	\$250,000	\$48,975	\$4.89
1	Extraction	12-0022-0030-10-3	7/17/2024	\$290,000	16,291	\$242,450	\$290,000	\$47,550	\$2.92
1	Extraction	12-0023-0007-02-0	5/5/2023	\$281,500	18,905	\$255,928	\$281,500	\$25,572	\$1.35
1	Extraction	12-0023-0014-01-7	8/18/2023	\$315,000	23,000	\$250,517	\$315,000	\$64,483	\$2.80
1	Extraction	12-0023-0017-06-7	5/10/2024	\$252,000	29,708	\$199,322	\$252,000	\$52,678	\$1.77
1	Extraction	12-0023-0030-09-8	11/20/2023	\$340,000	72,702	\$288,586	\$340,000	\$51,414	\$0.71
1	Extraction	12-0026-0028-01-2	10/20/2023	\$425,000	87,120	\$316,458	\$425,000	\$108,542	\$1.25
1	Extraction	12-0033-0011-03-1	2/26/2024	\$404,000	20,125	\$366,764	\$404,000	\$37,236	\$1.85
1	Extraction	12-0034-0013-00-8	2/18/2025	\$334,000	871,200	\$172,639	\$334,000	\$161,361	\$0.19
0	Extraction	12-0034-0017-07-1	6/9/2023	\$100,000	134,295	\$104,095	\$100,000	-\$4,095	(\$0.03)
1	Extraction	12-0034-0017-07-1	3/13/2025	\$230,000	134,295	\$104,095	\$230,000	\$125,905	\$0.94
0	Extraction	12-0500-0020-00-1	8/25/2023	\$210,000	11,761	\$220,154	\$210,000	-\$10,154	(\$0.86)

v=A*X^B			Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	\$14.03	\$35,075	\$12.45	\$31,125	-11.26%	\$13.07	\$32,675	-6.84%			
5,000	\$8.38	\$41,900	\$7.41	\$37,050	-11.58%	\$7.78	\$38,900	-7.16%			
7,500	\$6.19	\$46,425	\$5.47	\$41,025	-11.63%	\$5.74	\$43,050	-7.27%			
10,000	\$5.00	\$50,000	\$4.41	\$44,100	-11.80%	\$4.63	\$46,300	-7.40%			
12,500	\$4.24	\$53,000	\$3.73	\$46,625	-12.03%	\$3.91	\$48,875	-7.78%			
15,000	\$3.70	\$55,500	\$3.25	\$48,750	-12.16%	\$3.41	\$51,150	-7.84%			
20,000	\$2.99	\$59,800	\$2.62	\$52,400	-12.37%	\$2.75	\$55,000	-8.03%			
25,000	\$2.53	\$63,250	\$2.22	\$55,500	-12.25%	\$2.33	\$58,250	-7.91%			
30,000	\$2.21	\$66,300	\$1.93	\$57,900	-12.67%	\$2.03	\$60,900	-8.14%			
40,000	\$1.78	\$71,200	\$1.56	\$62,400	-12.36%	\$1.64	\$65,600	-7.87%			
50,000	\$1.51	\$75,500	\$1.32	\$66,000	-12.58%	\$1.38	\$69,000	-8.61%			
60,000	\$1.32	\$79,200	\$1.15	\$69,000	-12.88%	\$1.21	\$72,600	-8.33%			
87,120	\$1.00	\$87,120	\$0.87	\$75,794	-13.00%	\$0.91	\$79,279	-9.00%			
130,680	\$0.74	\$96,703	\$0.64	\$83,635	-13.51%	\$0.67	\$87,556	-9.46%			
174,240	\$0.60	\$104,544	\$0.52	\$90,605	-13.33%	\$0.54	\$94,090	-10.00%			
217,800	\$0.50	\$108,900	\$0.44	\$95,832	-12.00%	\$0.46	\$100,188	-8.00%			
435,600	\$0.30	\$130,680	\$0.26	\$113,256	-13.33%	\$0.27	\$117,612	-10.00%			
653,400	\$0.22	\$143,748	\$0.19	\$124,146	-13.64%	\$0.20	\$130,680	-9.09%			
871,200	\$0.18	\$156,816	\$0.15	\$130,680	-16.67%	\$0.16	\$139,392	-11.11%			
1,089,000	\$0.15	\$163,350	\$0.13	\$141,570	-13.33%	\$0.14	\$152,460	-6.67%			
	A= 4740.18	B= -0.7442	A&B:	4,380.98	-0.7494	A&B:	4,600.00	-0.7494			
Refresh Data	Set X and Y maximums for chart for zoom control										
	X Max:		871,200	(1 to 871,200)		Y Max:		\$9.13 (\$1 to \$9.13)			
Land Allocation %:		19.62%		Calculated Allocation %:		19.62%					

1	Extraction	12-0500-0020-00-1	12/29/2023	\$299,900	11,761	\$220,154	\$299,900	\$79,746	\$6.78
1	Extraction	12-0510-0028-00-0	5/8/2024	\$230,000	13,634	\$204,449	\$230,000	\$25,551	\$1.87
1	Extraction	12-0510-0039-00-1	8/22/2023	\$322,500	13,068	\$253,916	\$322,500	\$68,584	\$5.25
1	Extraction	12-0510-0042-00-2	11/1/2024	\$196,300	11,195	\$185,309	\$196,300	\$10,991	\$0.98
1	Extraction	12-0900-0002-01-7	12/18/2024	\$178,000	35,893	\$120,535	\$178,000	\$57,465	\$1.60
1	Extraction	12-0900-0035-00-4	7/21/2023	\$235,000	9,278	\$152,074	\$235,000	\$82,926	\$8.94
1	Extraction	12-1000-0009-00-1	2/10/2025	\$389,000	13,983	\$296,924	\$389,000	\$92,076	\$6.58
1	Extraction	12-1250-0021-00-1	3/28/2024	\$229,000	11,238	\$177,840	\$229,000	\$51,160	\$4.55
1	Extraction	12-1250-0024-00-0	1/27/2025	\$237,000	11,151	\$165,585	\$237,000	\$71,415	\$6.40
1	Extraction	12-1250-0026-00-2	4/14/2023	\$262,000	13,199	\$242,244	\$262,000	\$19,756	\$1.50
1	Extraction	12-1300-0008-00-4	1/31/2025	\$304,925	10,803	\$258,886	\$304,925	\$46,039	\$4.26
1	Extraction	12-1300-0015-00-1	6/20/2024	\$287,000	18,557	\$221,477	\$287,000	\$65,523	\$3.53
1	Extraction	12-1380-0014-00-2	9/4/2024	\$320,000	13,199	\$258,830	\$320,000	\$61,170	\$4.63
1	Extraction	12-1550-0003-01-0	12/13/2024	\$446,000	15,899	\$382,470	\$446,000	\$63,530	\$4.00
1	Extraction	12-1650-0007-00-3	2/15/2024	\$270,000	12,807	\$231,400	\$270,000	\$38,600	\$3.01
1	Extraction	12-1900-0014-00-2	6/13/2024	\$300,000	19,602	\$253,853	\$300,000	\$46,147	\$2.35
1	Extraction	12-1900-0017-01-0	4/25/2024	\$420,000	51,662	\$395,880	\$420,000	\$24,120	\$0.47
1	Extraction	12-2100-0003-02-1	4/28/2023	\$240,000	17,424	\$217,511	\$240,000	\$22,489	\$1.29
1	Extraction	12-2100-0005-00-8	8/31/2023	\$290,000	15,420	\$243,616	\$290,000	\$46,384	\$3.01
1	Extraction	12-2100-0006-00-4	8/22/2023	\$340,000	14,505	\$296,234	\$340,000	\$43,766	\$3.02
0	Extraction	12-2100-0021-00-3	10/11/2024	\$340,000	12,807	\$342,109	\$340,000	-\$2,109	(\$0.16)
1	Extraction	12-2700-0016-00-8	7/7/2023	\$242,000	13,199	\$221,232	\$242,000	\$20,768	\$1.57
1	Extraction	12-2725-0009-00-7	6/10/2024	\$385,100	13,024	\$297,808	\$385,100	\$87,292	\$6.70
1	Extraction	12-2725-0026-00-9	5/17/2023	\$321,500	14,636	\$232,312	\$321,500	\$89,188	\$6.09
1	Extraction	12-2725-0036-00-4	11/22/2024	\$263,000	13,155	\$236,412	\$263,000	\$26,588	\$2.02
1	Extraction	12-2825-0014-00-7	10/25/2024	\$279,000	13,199	\$193,835	\$279,000	\$85,165	\$6.45
1	Extraction	12-2825-0015-00-3	11/8/2024	\$293,000	13,199	\$228,136	\$293,000	\$64,864	\$4.91
1	Extraction	12-2825-0027-00-1	2/29/2024	\$280,000	14,505	\$257,672	\$280,000	\$22,328	\$1.54
1	Extraction	12-2825-0035-00-4	12/11/2023	\$297,100	12,981	\$223,207	\$297,100	\$73,893	\$5.69
1	Extraction	12-2825-0036-00-1	5/31/2023	\$305,600	14,418	\$213,786	\$305,600	\$91,814	\$6.37
1	Extraction	12-2850-0024-00-3	7/1/2024	\$230,000	20,081	\$172,031	\$230,000	\$57,969	\$2.89
1	Extraction	12-2875-0002-00-5	2/24/2025	\$260,000	14,505	\$192,656	\$260,000	\$67,344	\$4.64
1	Extraction	12-2875-0009-00-0	2/19/2025	\$339,000	15,725	\$291,843	\$339,000	\$47,157	\$3.00
1	Extraction	12-2875-0032-00-1	10/4/2024	\$239,000	13,852	\$177,042	\$239,000	\$61,958	\$4.47
1	Extraction	12-3020-0001-00-6	3/21/2025	\$247,000	20,560	\$165,134	\$247,000	\$81,866	\$3.98
1	Extraction	12-3100-0193-00-4	8/16/2023	\$290,600	11,979	\$181,235	\$290,600	\$109,365	\$9.13
1	Extraction	12-4480-0017-00-4	10/2/2023	\$190,000	11,892	\$160,620	\$190,000	\$29,380	\$2.47
1	Extraction	12-4480-0041-00-2	12/12/2024	\$210,000	11,108	\$151,091	\$210,000	\$58,909	\$5.30
1	Extraction	12-4480-0042-00-9	11/29/2023	\$330,000	11,108	\$279,630	\$330,000	\$50,370	\$4.53
1	Extraction	12-4520-0004-00-2	2/12/2024	\$259,000	12,545	\$178,450	\$259,000	\$80,550	\$6.42
1	Extraction	12-4520-0013-00-1	12/11/2023	\$239,000	17,424	\$185,876	\$239,000	\$53,124	\$3.05
1	Extraction	12-4560-0017-00-6	8/10/2023	\$226,100	12,284	\$201,803	\$226,100	\$24,297	\$1.98
1	Extraction	12-4600-0011-00-1	1/13/2025	\$275,000	13,199	\$193,571	\$275,000	\$81,429	\$6.17
1	Extraction	12-4600-0015-00-6	2/27/2025	\$205,000	13,199	\$163,572	\$205,000	\$41,428	\$3.14
1	Extraction	12-4600-0028-00-1	6/9/2023	\$230,500	11,500	\$165,069	\$230,500	\$65,431	\$5.69
1	Extraction	12-4680-0023-00-7	6/29/2023	\$280,000	24,437	\$234,624	\$280,000	\$45,376	\$1.86

1	Extraction	12-4680-0029-00-5	3/28/2025	\$320,000	20,125	\$218,391	\$320,000	\$101,609	\$5.05
0	Extraction	12-4820-0001-00-2	3/25/2024	\$130,000	20,430	\$171,255	\$130,000	-\$41,255	(\$2.02)
1	Extraction	12-4820-0001-00-2	8/1/2024	\$219,900	20,430	\$171,255	\$219,900	\$48,645	\$2.38
1	Extraction	12-4820-0013-00-1	9/23/2024	\$320,000	15,202	\$247,514	\$320,000	\$72,486	\$4.77
1	Extraction	12-4820-0017-00-6	8/15/2024	\$318,000	16,596	\$248,966	\$318,000	\$69,034	\$4.16
1	Extraction	12-4820-0032-00-5	7/28/2023	\$232,500	16,596	\$223,212	\$232,500	\$9,288	\$0.56
1	Extraction	12-4820-0032-00-5	9/27/2023	\$265,000	16,596	\$223,212	\$265,000	\$41,788	\$2.52
1	Extraction	12-4860-0050-00-2	7/19/2024	\$395,000	13,199	\$318,175	\$395,000	\$76,825	\$5.82
1	Extraction	12-4860-0053-00-1	6/9/2023	\$347,600	25,439	\$301,057	\$347,600	\$46,543	\$1.83
1	Extraction	12-4860-0057-01-5	1/9/2025	\$386,500	33,585	\$286,804	\$386,500	\$99,696	\$2.97
1	Extraction	12-4860-0060-00-8	7/31/2024	\$325,000	13,112	\$260,631	\$325,000	\$64,369	\$4.91
1	Extraction	12-5000-0013-00-1	11/6/2024	\$320,000	15,594	\$250,385	\$320,000	\$69,615	\$4.46
1	Extraction	12-5220-0007-00-8	3/29/2024	\$305,000	14,680	\$255,789	\$305,000	\$49,211	\$3.35
1	Extraction	12-5220-0009-00-1	7/3/2024	\$279,000	14,680	\$231,911	\$279,000	\$47,089	\$3.21
1	Extraction	12-5220-0033-00-9	6/29/2023	\$351,000	15,420	\$256,886	\$351,000	\$94,114	\$6.10
1	Extraction	12-5220-0043-00-4	5/17/2024	\$375,000	16,117	\$304,910	\$375,000	\$70,090	\$4.35
1	Extraction	12-5220-0073-00-1	9/6/2023	\$282,000	14,680	\$277,129	\$282,000	\$4,871	\$0.33
1	Extraction	12-5220-0095-00-4	9/1/2023	\$370,000	20,647	\$331,631	\$370,000	\$38,369	\$1.86
1	Extraction	12-5220-0105-00-0	11/30/2023	\$384,900	17,555	\$294,215	\$384,900	\$90,685	\$5.17
1	Extraction	12-5220-0106-00-6	9/28/2023	\$390,000	17,555	\$373,640	\$390,000	\$16,360	\$0.93
1	Extraction	12-5220-0129-00-6	6/28/2024	\$346,500	15,638	\$258,274	\$346,500	\$88,226	\$5.64
1	Extraction	12-5240-0022-00-1	5/9/2024	\$260,000	14,505	\$209,271	\$260,000	\$50,729	\$3.50
1	Extraction	12-5240-0026-00-7	6/7/2023	\$354,000	14,505	\$285,145	\$354,000	\$68,855	\$4.75
0	Extraction	12-5260-0007-00-7	3/10/2025	\$205,000	27,573	\$210,878	\$205,000	-\$5,878	(\$0.21)
1	Extraction	12-5260-0008-00-3	7/31/2024	\$305,000	12,197	\$213,165	\$305,000	\$91,835	\$7.53
1	Extraction	12-5300-0026-00-4	3/29/2024	\$248,000	14,157	\$231,183	\$248,000	\$16,817	\$1.19
1	Extraction	12-5320-0005-00-1	6/21/2024	\$430,000	20,430	\$330,928	\$430,000	\$99,072	\$4.85
1	Extraction	12-5320-0006-00-8	4/26/2024	\$339,000	15,856	\$267,261	\$339,000	\$71,739	\$4.52
1	Extraction	12-5340-0003-00-3	9/27/2024	\$299,000	13,155	\$233,213	\$299,000	\$65,787	\$5.00
1	Extraction	12-5340-0004-00-0	3/19/2025	\$340,000	13,068	\$279,993	\$340,000	\$60,007	\$4.59
1	Extraction	12-5340-0005-00-6	8/25/2023	\$220,000	12,981	\$188,118	\$220,000	\$31,882	\$2.46
1	Extraction	12-5340-0021-00-1	10/1/2024	\$297,500	15,464	\$242,670	\$297,500	\$54,830	\$3.55
1	Extraction	12-5340-0036-00-9	10/18/2023	\$275,000	11,369	\$233,452	\$275,000	\$41,548	\$3.65
0	Extraction	12-5580-0014-00-7	12/5/2023	\$320,000	44,301	\$342,414	\$320,000	-\$22,414	(\$0.51)
1	Extraction	12-5580-0018-01-0	10/23/2024	\$386,000	31,320	\$298,446	\$386,000	\$87,554	\$2.80
1	Extraction	12-5620-0009-00-6	5/6/2024	\$150,100	48,961	\$104,549	\$150,100	\$45,551	\$0.93
1	Extraction	12-5700-0003-00-0	7/7/2023	\$265,000	11,456	\$239,626	\$265,000	\$25,374	\$2.21
1	Extraction	12-5700-0013-00-5	5/14/2024	\$315,000	12,197	\$292,459	\$315,000	\$22,541	\$1.85
1	Extraction	12-5700-0021-00-8	5/24/2023	\$255,375	10,803	\$201,200	\$255,375	\$54,175	\$5.01
1	Extraction	12-5710-0043-00-9	4/28/2023	\$315,000	12,023	\$293,288	\$315,000	\$21,712	\$1.81
1	Extraction	12-5710-0062-00-3	7/2/2024	\$295,000	11,108	\$242,989	\$295,000	\$52,011	\$4.68
1	Extraction	12-5950-0012-00-8	5/23/2023	\$288,000	14,680	\$213,738	\$288,000	\$74,262	\$5.06
1	Extraction	12-6080-0009-00-7	6/21/2023	\$240,000	12,676	\$225,790	\$240,000	\$14,210	\$1.12
1	Extraction	12-6080-0030-00-6	3/21/2025	\$307,000	12,153	\$242,550	\$307,000	\$64,450	\$5.30
1	Extraction	12-6080-0034-00-1	7/26/2024	\$237,500	12,153	\$158,333	\$237,500	\$79,167	\$6.51
0	Extraction	12-6080-0074-00-3	5/24/2024	\$253,600	13,199	\$264,476	\$253,600	-\$10,876	(\$0.82)

1	Extraction	12-7140-0005-00-4	7/26/2024	\$400,000	18,687	\$334,225	\$400,000	\$65,775	\$3.52
1	Extraction	12-7140-0009-00-0	1/21/2025	\$335,000	11,238	\$270,667	\$335,000	\$64,333	\$5.72
1	Extraction	12-7180-0009-00-9	9/9/2024	\$450,000	17,947	\$357,605	\$450,000	\$92,395	\$5.15
1	Extraction	12-7200-0024-00-6	3/12/2024	\$150,000	10,106	\$117,629	\$150,000	\$32,371	\$3.20
1	Extraction	12-7240-0014-00-0	11/25/2024	\$275,000	11,761	\$255,515	\$275,000	\$19,485	\$1.66
1	Extraction	12-7450-0016-00-2	9/9/2024	\$292,000	10,542	\$208,265	\$292,000	\$83,735	\$7.94
1	Extraction	12-7450-0035-00-7	5/17/2024	\$279,900	10,629	\$231,042	\$279,900	\$48,858	\$4.60
1	Extraction	12-7450-0036-00-3	12/22/2023	\$252,000	10,542	\$219,611	\$252,000	\$32,389	\$3.07
1	Extraction	12-7450-0039-00-2	10/30/2024	\$335,000	13,199	\$281,198	\$335,000	\$53,802	\$4.08
1	Extraction	12-8550-0005-00-2	12/1/2023	\$241,000	14,070	\$212,863	\$241,000	\$28,137	\$2.00
1	Extraction	12-8700-0001-00-3	9/23/2024	\$269,000	13,852	\$172,652	\$269,000	\$96,348	\$6.96
1	Extraction	12-8700-0009-00-4	5/5/2023	\$282,000	11,108	\$207,347	\$282,000	\$74,653	\$6.72
1	Extraction	12-8700-0020-00-8	8/21/2023	\$361,900	21,649	\$286,052	\$361,900	\$75,848	\$3.50
1	Extraction	12-8700-0021-00-4	1/5/2024	\$295,000	16,683	\$262,243	\$295,000	\$32,757	\$1.96
1	Extraction	12-8700-0023-00-7	8/7/2024	\$292,700	10,629	\$256,703	\$292,700	\$35,997	\$3.39
1	Extraction	12-8800-0004-00-9	4/27/2023	\$222,000	13,286	\$193,994	\$222,000	\$28,006	\$2.11
1	Extraction	12-8800-0007-01-6	5/14/2024	\$300,000	10,542	\$286,490	\$300,000	\$13,510	\$1.28
1	Extraction	12-9701-0018-00-7	12/16/2024	\$290,000	20,212	\$228,643	\$290,000	\$61,357	\$3.04
1	Extraction	12-9701-0028-00-2	10/25/2023	\$300,000	19,994	\$231,360	\$300,000	\$68,640	\$3.43
1	Extraction	45-0021-0001-01-1	7/1/2024	\$255,000	46,783	\$207,498	\$255,000	\$47,502	\$1.02
1	Extraction	45-0021-0008-20-1	8/11/2023	\$302,000	21,432	\$253,309	\$302,000	\$48,691	\$2.27
1	Extraction	45-0021-0024-03-7	3/27/2025	\$374,070	31,189	\$289,006	\$374,070	\$85,064	\$2.73
1	Extraction	45-0021-0026-03-0	5/26/2023	\$231,500	17,816	\$202,842	\$231,500	\$28,658	\$1.61
1	Extraction	45-0021-0026-07-2	5/26/2023	\$222,000	20,125	\$159,987	\$222,000	\$62,013	\$3.08
1	Extraction	45-0028-0051-19-8	9/20/2023	\$251,200	10,280	\$172,791	\$251,200	\$78,409	\$7.63
1	Extraction	45-0028-0051-22-8	9/6/2024	\$235,000	14,201	\$195,463	\$235,000	\$39,537	\$2.78
0	Extraction	45-0028-0074-01-5	7/24/2023	\$168,000	20,212	\$233,007	\$168,000	-\$65,007	(\$3.22)
1	Extraction	45-0028-0074-01-5	11/17/2023	\$272,500	20,212	\$233,007	\$272,500	\$39,493	\$1.95
1	Extraction	45-0028-0075-07-1	10/28/2024	\$335,000	31,145	\$247,730	\$335,000	\$87,270	\$2.80
1	Extraction	45-0028-0075-11-9	9/28/2023	\$252,000	42,340	\$228,717	\$252,000	\$23,283	\$0.55
1	Extraction	45-0028-0089-00-4	8/7/2024	\$375,000	22,521	\$299,284	\$375,000	\$75,716	\$3.36
1	Extraction	45-0028-0090-05-3	6/9/2023	\$291,419	57,281	\$253,188	\$291,419	\$38,231	\$0.67
1	Extraction	45-2250-0014-00-4	8/14/2023	\$165,000	9,888	\$145,948	\$165,000	\$19,052	\$1.93
1	Extraction	45-4150-0009-00-5	1/16/2024	\$310,000	13,939	\$255,898	\$310,000	\$54,102	\$3.88
1	Extraction	45-7200-0006-00-2	12/19/2024	\$235,000	8,364	\$217,419	\$235,000	\$17,581	\$2.10
1	Extraction	45-7210-0047-00-8	10/30/2023	\$236,200	15,725	\$202,321	\$236,200	\$33,879	\$2.15
1	Allocation	12-0009-0029-03-5	4/4/2024	\$325,000	18,992	\$289,991	\$325,000	\$63,765	\$3.36
1	Allocation	12-0011-0003-01-1	9/8/2023	\$235,000	25,003	\$190,787	\$235,000	\$46,107	\$1.84
1	Allocation	12-0011-0011-03-1	6/29/2023	\$319,000	18,208	\$307,216	\$319,000	\$62,588	\$3.44
1	Allocation	12-0015-0030-01-0	4/8/2024	\$275,000	148,060	\$201,531	\$275,000	\$53,955	\$0.36
1	Allocation	12-0015-0047-04-6	8/31/2023	\$250,000	20,735	\$177,319	\$250,000	\$49,050	\$2.37
1	Allocation	12-0015-0062-02-9	7/23/2024	\$245,000	28,358	\$223,862	\$245,000	\$48,069	\$1.70
1	Allocation	12-0016-0020-10-3	5/1/2024	\$225,000	20,081	\$146,259	\$225,000	\$44,145	\$2.20
1	Allocation	12-0016-0021-02-9	9/21/2023	\$60,000	33,890	\$20,592	\$60,000	\$11,772	\$0.35
1	Allocation	12-0016-0028-04-0	11/15/2024	\$369,900	92,347	\$227,026	\$369,900	\$72,574	\$0.79
1	Allocation	12-0016-0035-07-1	10/3/2024	\$217,000	65,340	\$181,653	\$217,000	\$42,575	\$0.65

1	Allocation	12-0021-0029-22-1	6/14/2023	\$481,000	56,628	\$359,810	\$481,000	\$94,372	\$1.67
1	Allocation	12-0022-0001-18-9	10/11/2023	\$426,000	15,115	\$430,391	\$426,000	\$83,581	\$5.53
1	Allocation	12-0022-0008-01-9	3/19/2025	\$160,000	48,482	\$104,125	\$160,000	\$31,392	\$0.65
1	Allocation	12-0022-0021-15-5	4/6/2023	\$250,000	10,019	\$201,025	\$250,000	\$49,050	\$4.90
1	Allocation	12-0022-0030-10-3	7/17/2024	\$290,000	16,291	\$242,450	\$290,000	\$56,898	\$3.49
1	Allocation	12-0023-0007-02-0	5/5/2023	\$281,500	18,905	\$255,928	\$281,500	\$55,230	\$2.92
1	Allocation	12-0023-0014-01-7	8/18/2023	\$315,000	23,000	\$250,517	\$315,000	\$61,803	\$2.69
1	Allocation	12-0023-0017-06-7	5/10/2024	\$252,000	29,708	\$199,322	\$252,000	\$49,442	\$1.66
1	Allocation	12-0023-0030-09-8	11/20/2023	\$340,000	72,702	\$288,586	\$340,000	\$66,708	\$0.92
1	Allocation	12-0026-0028-01-2	10/20/2023	\$425,000	87,120	\$316,458	\$425,000	\$83,385	\$0.96
1	Allocation	12-0033-0011-03-1	2/26/2024	\$404,000	20,125	\$366,764	\$404,000	\$79,265	\$3.94
1	Allocation	12-0034-0013-00-8	2/18/2025	\$334,000	871,200	\$172,639	\$334,000	\$65,531	\$0.08
1	Allocation	12-0034-0017-07-1	6/9/2023	\$100,000	134,295	\$104,095	\$100,000	\$19,620	\$0.15
1	Allocation	12-0034-0017-07-1	3/13/2025	\$230,000	134,295	\$104,095	\$230,000	\$45,126	\$0.34
1	Allocation	12-0500-0020-00-1	8/25/2023	\$210,000	11,761	\$220,154	\$210,000	\$41,202	\$3.50
1	Allocation	12-0500-0020-00-1	12/29/2023	\$299,900	11,761	\$220,154	\$299,900	\$58,840	\$5.00
1	Allocation	12-0510-0028-00-0	5/8/2024	\$230,000	13,634	\$204,449	\$230,000	\$45,126	\$3.31
1	Allocation	12-0510-0039-00-1	8/22/2023	\$322,500	13,068	\$253,916	\$322,500	\$63,275	\$4.84
1	Allocation	12-0510-0042-00-2	11/1/2024	\$196,300	11,195	\$185,309	\$196,300	\$38,514	\$3.44
1	Allocation	12-0900-0002-01-7	12/18/2024	\$178,000	35,893	\$120,535	\$178,000	\$34,924	\$0.97
1	Allocation	12-0900-0035-00-4	7/21/2023	\$235,000	9,278	\$152,074	\$235,000	\$46,107	\$4.97
1	Allocation	12-1000-0009-00-1	2/10/2025	\$389,000	13,983	\$296,924	\$389,000	\$76,322	\$5.46
1	Allocation	12-1250-0021-00-1	3/28/2024	\$229,000	11,238	\$177,840	\$229,000	\$44,930	\$4.00
1	Allocation	12-1250-0024-00-0	1/27/2025	\$237,000	11,151	\$165,585	\$237,000	\$46,499	\$4.17
1	Allocation	12-1250-0026-00-2	4/14/2023	\$262,000	13,199	\$242,244	\$262,000	\$51,404	\$3.89
1	Allocation	12-1300-0008-00-4	1/31/2025	\$304,925	10,803	\$258,886	\$304,925	\$59,826	\$5.54
1	Allocation	12-1300-0015-00-1	6/20/2024	\$287,000	18,557	\$221,477	\$287,000	\$56,309	\$3.03
1	Allocation	12-1380-0014-00-2	9/4/2024	\$320,000	13,199	\$258,830	\$320,000	\$62,784	\$4.76
1	Allocation	12-1550-0003-01-0	12/13/2024	\$446,000	15,899	\$382,470	\$446,000	\$87,505	\$5.50
1	Allocation	12-1650-0007-00-3	2/15/2024	\$270,000	12,807	\$231,400	\$270,000	\$52,974	\$4.14
1	Allocation	12-1900-0014-00-2	6/13/2024	\$300,000	19,602	\$253,853	\$300,000	\$58,860	\$3.00
1	Allocation	12-1900-0017-01-0	4/25/2024	\$420,000	51,662	\$395,880	\$420,000	\$82,404	\$1.60
1	Allocation	12-2100-0003-02-1	4/28/2023	\$240,000	17,424	\$217,511	\$240,000	\$47,088	\$2.70
1	Allocation	12-2100-0005-00-8	8/31/2023	\$290,000	15,420	\$243,616	\$290,000	\$56,898	\$3.69
1	Allocation	12-2100-0006-00-4	8/22/2023	\$340,000	14,505	\$296,234	\$340,000	\$66,708	\$4.60
1	Allocation	12-2100-0021-00-3	10/11/2024	\$340,000	12,807	\$342,109	\$340,000	\$66,708	\$5.21
1	Allocation	12-2700-0016-00-8	7/7/2023	\$242,000	13,199	\$221,232	\$242,000	\$47,480	\$3.60
1	Allocation	12-2725-0009-00-7	6/10/2024	\$385,100	13,024	\$297,808	\$385,100	\$75,557	\$5.80
1	Allocation	12-2725-0026-00-9	5/17/2023	\$321,500	14,636	\$232,312	\$321,500	\$63,078	\$4.31
1	Allocation	12-2725-0036-00-4	11/22/2024	\$263,000	13,155	\$236,412	\$263,000	\$51,601	\$3.92
1	Allocation	12-2825-0014-00-7	10/25/2024	\$279,000	13,199	\$193,835	\$279,000	\$54,740	\$4.15
1	Allocation	12-2825-0015-00-3	11/8/2024	\$293,000	13,199	\$228,136	\$293,000	\$57,487	\$4.36
1	Allocation	12-2825-0027-00-1	2/29/2024	\$280,000	14,505	\$257,672	\$280,000	\$54,936	\$3.79
1	Allocation	12-2825-0035-00-4	12/11/2023	\$297,100	12,981	\$223,207	\$297,100	\$58,291	\$4.49
1	Allocation	12-2825-0036-00-1	5/31/2023	\$305,600	14,418	\$213,786	\$305,600	\$59,959	\$4.16
1	Allocation	12-2850-0024-00-3	7/1/2024	\$230,000	20,081	\$172,031	\$230,000	\$45,126	\$2.25

1	Allocation	12-2875-0002-00-5	2/24/2025	\$260,000	14,505	\$192,656	\$260,000	\$51,012	\$3.52
1	Allocation	12-2875-0009-00-0	2/19/2025	\$339,000	15,725	\$291,843	\$339,000	\$66,512	\$4.23
1	Allocation	12-2875-0032-00-1	10/4/2024	\$239,000	13,852	\$177,042	\$239,000	\$46,892	\$3.39
1	Allocation	12-3020-0001-00-6	3/21/2025	\$247,000	20,560	\$165,134	\$247,000	\$48,461	\$2.36
1	Allocation	12-3100-0193-00-4	8/16/2023	\$290,600	11,979	\$181,235	\$290,600	\$57,016	\$4.76
1	Allocation	12-4480-0017-00-4	10/2/2023	\$190,000	11,892	\$160,620	\$190,000	\$37,278	\$3.13
1	Allocation	12-4480-0041-00-2	12/12/2024	\$210,000	11,108	\$151,091	\$210,000	\$41,202	\$3.71
1	Allocation	12-4480-0042-00-9	11/29/2023	\$330,000	11,108	\$279,630	\$330,000	\$64,746	\$5.83
1	Allocation	12-4520-0004-00-2	2/12/2024	\$259,000	12,545	\$178,450	\$259,000	\$50,816	\$4.05
1	Allocation	12-4520-0013-00-1	12/11/2023	\$239,000	17,424	\$185,876	\$239,000	\$46,892	\$2.69
1	Allocation	12-4560-0017-00-6	8/10/2023	\$226,100	12,284	\$201,803	\$226,100	\$44,361	\$3.61
1	Allocation	12-4600-0011-00-1	1/13/2025	\$275,000	13,199	\$193,571	\$275,000	\$53,955	\$4.09
1	Allocation	12-4600-0015-00-6	2/27/2025	\$205,000	13,199	\$163,572	\$205,000	\$40,221	\$3.05
1	Allocation	12-4600-0028-00-1	6/9/2023	\$230,500	11,500	\$165,069	\$230,500	\$45,224	\$3.93
1	Allocation	12-4680-0023-00-7	6/29/2023	\$280,000	24,437	\$234,624	\$280,000	\$54,936	\$2.25
1	Allocation	12-4680-0029-00-5	3/28/2025	\$320,000	20,125	\$218,391	\$320,000	\$62,784	\$3.12
1	Allocation	12-4820-0001-00-2	3/25/2024	\$130,000	20,430	\$171,255	\$130,000	\$25,506	\$1.25
1	Allocation	12-4820-0001-00-2	8/1/2024	\$219,900	20,430	\$171,255	\$219,900	\$43,144	\$2.11
1	Allocation	12-4820-0013-00-1	9/23/2024	\$320,000	15,202	\$247,514	\$320,000	\$62,784	\$4.13
1	Allocation	12-4820-0017-00-6	8/15/2024	\$318,000	16,596	\$248,966	\$318,000	\$62,392	\$3.76
1	Allocation	12-4820-0032-00-5	7/28/2023	\$232,500	16,596	\$223,212	\$232,500	\$45,617	\$2.75
1	Allocation	12-4820-0032-00-5	9/27/2023	\$265,000	16,596	\$223,212	\$265,000	\$51,993	\$3.13
1	Allocation	12-4860-0050-00-2	7/19/2024	\$395,000	13,199	\$318,175	\$395,000	\$77,499	\$5.87
1	Allocation	12-4860-0053-00-1	6/9/2023	\$347,600	25,439	\$301,057	\$347,600	\$68,199	\$2.68
1	Allocation	12-4860-0057-01-5	1/9/2025	\$386,500	33,585	\$286,804	\$386,500	\$75,831	\$2.26
1	Allocation	12-4860-0060-00-8	7/31/2023	\$325,000	13,112	\$260,631	\$325,000	\$63,765	\$4.86
1	Allocation	12-5000-0013-00-1	11/6/2024	\$320,000	15,594	\$250,385	\$320,000	\$62,784	\$4.03
1	Allocation	12-5220-0007-00-8	3/29/2024	\$305,000	14,680	\$255,789	\$305,000	\$59,841	\$4.08
1	Allocation	12-5220-0009-00-1	7/3/2024	\$279,000	14,680	\$231,911	\$279,000	\$54,740	\$3.73
1	Allocation	12-5220-0033-00-9	6/29/2023	\$351,000	15,420	\$256,886	\$351,000	\$68,866	\$4.47
1	Allocation	12-5220-0043-00-4	5/17/2024	\$375,000	16,117	\$304,910	\$375,000	\$73,575	\$4.57
1	Allocation	12-5220-0073-00-1	9/6/2023	\$282,000	14,680	\$277,129	\$282,000	\$55,328	\$3.77
1	Allocation	12-5220-0095-00-4	9/1/2023	\$370,000	20,647	\$331,631	\$370,000	\$72,594	\$3.52
1	Allocation	12-5220-0105-00-0	11/30/2023	\$384,900	17,555	\$294,215	\$384,900	\$75,517	\$4.30
1	Allocation	12-5220-0106-00-6	9/28/2023	\$390,000	17,555	\$373,640	\$390,000	\$76,518	\$4.36
1	Allocation	12-5220-0129-00-6	6/28/2024	\$346,500	15,638	\$258,274	\$346,500	\$67,983	\$4.35
1	Allocation	12-5240-0022-00-1	5/9/2024	\$260,000	14,505	\$209,271	\$260,000	\$51,012	\$3.52
1	Allocation	12-5240-0026-00-7	6/7/2023	\$354,000	14,505	\$285,145	\$354,000	\$69,455	\$4.79
1	Allocation	12-5260-0007-00-7	3/10/2025	\$205,000	27,573	\$210,878	\$205,000	\$40,221	\$1.46
1	Allocation	12-5260-0008-00-3	7/31/2024	\$305,000	12,197	\$213,165	\$305,000	\$59,841	\$4.91
1	Allocation	12-5300-0026-00-4	3/29/2024	\$248,000	14,157	\$231,183	\$248,000	\$48,658	\$3.44
1	Allocation	12-5320-0005-00-1	6/21/2024	\$430,000	20,430	\$330,928	\$430,000	\$84,366	\$4.13
1	Allocation	12-5320-0006-00-8	4/26/2024	\$339,000	15,856	\$267,261	\$339,000	\$66,512	\$4.19
1	Allocation	12-5340-0003-00-3	9/27/2024	\$299,000	13,155	\$233,213	\$299,000	\$58,664	\$4.46
1	Allocation	12-5340-0004-00-0	3/19/2025	\$340,000	13,068	\$279,993	\$340,000	\$66,708	\$5.10
1	Allocation	12-5340-0005-00-6	8/25/2023	\$220,000	12,981	\$188,118	\$220,000	\$43,164	\$3.33

1	Allocation	12-5340-0021-00-1	10/1/2024	\$297,500	15,464	\$242,670	\$297,500	\$58,370	\$3.77
1	Allocation	12-5340-0036-00-9	10/18/2023	\$275,000	11,369	\$233,452	\$275,000	\$53,955	\$4.75
1	Allocation	12-5580-0014-00-7	12/5/2023	\$320,000	44,301	\$342,414	\$320,000	\$62,784	\$1.42
1	Allocation	12-5580-0018-01-0	10/23/2024	\$386,000	31,320	\$298,446	\$386,000	\$75,733	\$2.42
1	Allocation	12-5620-0009-00-6	5/6/2024	\$150,100	48,961	\$104,549	\$150,100	\$29,450	\$0.60
1	Allocation	12-5700-0003-00-0	7/7/2023	\$265,000	11,456	\$239,626	\$265,000	\$51,993	\$4.54
1	Allocation	12-5700-0013-00-5	5/14/2024	\$315,000	12,197	\$292,459	\$315,000	\$61,803	\$5.07
1	Allocation	12-5700-0021-00-8	5/24/2023	\$255,375	10,803	\$201,200	\$255,375	\$50,105	\$4.64
1	Allocation	12-5710-0043-00-9	4/28/2023	\$315,000	12,023	\$293,288	\$315,000	\$61,803	\$5.14
1	Allocation	12-5710-0062-00-3	7/2/2024	\$295,000	11,108	\$242,989	\$295,000	\$57,879	\$5.21
1	Allocation	12-5950-0012-00-8	5/23/2023	\$288,000	14,680	\$213,738	\$288,000	\$56,506	\$3.85
1	Allocation	12-6080-0009-00-7	6/21/2023	\$240,000	12,676	\$225,790	\$240,000	\$47,088	\$3.71
1	Allocation	12-6080-0030-00-6	3/21/2025	\$307,000	12,153	\$242,550	\$307,000	\$60,233	\$4.96
1	Allocation	12-6080-0034-00-1	7/26/2024	\$237,500	12,153	\$158,333	\$237,500	\$46,598	\$3.83
1	Allocation	12-6080-0074-00-3	5/24/2024	\$253,600	13,199	\$264,476	\$253,600	\$49,756	\$3.77
1	Allocation	12-7140-0005-00-4	7/26/2024	\$400,000	18,687	\$334,225	\$400,000	\$78,480	\$4.20
1	Allocation	12-7140-0009-00-0	1/21/2025	\$335,000	11,238	\$270,667	\$335,000	\$65,727	\$5.85
1	Allocation	12-7180-0009-00-9	9/9/2024	\$450,000	17,947	\$357,605	\$450,000	\$88,290	\$4.92
1	Allocation	12-7200-0024-00-6	3/12/2024	\$150,000	10,106	\$117,629	\$150,000	\$29,430	\$2.91
1	Allocation	12-7240-0014-00-0	11/25/2024	\$275,000	11,761	\$255,515	\$275,000	\$53,955	\$4.59
1	Allocation	12-7450-0016-00-2	9/9/2024	\$292,000	10,542	\$208,265	\$292,000	\$57,290	\$5.43
1	Allocation	12-7450-0035-00-7	5/17/2024	\$279,900	10,629	\$231,042	\$279,900	\$54,916	\$5.17
1	Allocation	12-7450-0036-00-3	12/22/2023	\$252,000	10,542	\$219,611	\$252,000	\$49,442	\$4.69
1	Allocation	12-7450-0039-00-2	10/30/2024	\$335,000	13,199	\$281,198	\$335,000	\$65,727	\$4.98
1	Allocation	12-8550-0005-00-2	12/1/2023	\$241,000	14,070	\$212,863	\$241,000	\$47,284	\$3.36
1	Allocation	12-8700-0001-00-3	9/23/2024	\$269,000	13,852	\$172,652	\$269,000	\$52,778	\$3.81
1	Allocation	12-8700-0009-00-4	5/5/2023	\$282,000	11,108	\$207,347	\$282,000	\$55,328	\$4.98
1	Allocation	12-8700-0020-00-8	8/21/2023	\$361,900	21,649	\$286,052	\$361,900	\$71,005	\$3.28
1	Allocation	12-8700-0021-00-4	1/5/2024	\$295,000	16,683	\$262,243	\$295,000	\$57,879	\$3.47
1	Allocation	12-8700-0023-00-7	8/7/2024	\$292,700	10,629	\$256,703	\$292,700	\$57,428	\$5.40
1	Allocation	12-8800-0004-00-9	4/27/2023	\$222,000	13,286	\$193,994	\$222,000	\$43,556	\$3.28
1	Allocation	12-8800-0007-01-6	5/14/2024	\$300,000	10,542	\$286,490	\$300,000	\$58,860	\$5.58
1	Allocation	12-9701-0018-00-7	12/16/2024	\$290,000	20,212	\$228,643	\$290,000	\$56,898	\$2.82
1	Allocation	12-9701-0028-00-2	10/25/2023	\$300,000	19,994	\$231,360	\$300,000	\$58,860	\$2.94
1	Allocation	45-0021-0001-01-1	7/1/2024	\$255,000	46,783	\$207,498	\$255,000	\$50,031	\$1.07
1	Allocation	45-0021-0008-20-1	8/11/2023	\$302,000	21,432	\$253,309	\$302,000	\$59,252	\$2.76
1	Allocation	45-0021-0024-03-7	3/27/2025	\$374,070	31,189	\$289,006	\$374,070	\$73,393	\$2.35
1	Allocation	45-0021-0026-03-0	5/26/2023	\$231,500	17,816	\$202,842	\$231,500	\$45,420	\$2.55
1	Allocation	45-0021-0026-07-2	5/26/2023	\$222,000	20,125	\$159,987	\$222,000	\$43,556	\$2.16
1	Allocation	45-0028-0051-19-8	9/20/2023	\$251,200	10,280	\$172,791	\$251,200	\$49,285	\$4.79
1	Allocation	45-0028-0051-22-8	9/6/2024	\$235,000	14,201	\$195,463	\$235,000	\$46,107	\$3.25
1	Allocation	45-0028-0074-01-5	7/24/2023	\$168,000	20,212	\$233,007	\$168,000	\$32,962	\$1.63
1	Allocation	45-0028-0074-01-5	11/17/2023	\$272,500	20,212	\$233,007	\$272,500	\$53,465	\$2.65
1	Allocation	45-0028-0075-07-1	10/28/2024	\$335,000	31,145	\$247,730	\$335,000	\$65,727	\$2.11
1	Allocation	45-0028-0075-11-9	9/28/2023	\$252,000	42,340	\$228,717	\$252,000	\$49,442	\$1.17
1	Allocation	45-0028-0089-00-4	8/7/2024	\$375,000	22,521	\$299,284	\$375,000	\$73,575	\$3.27

1	Allocation	45-0028-0090-05-3	6/9/2023	\$291,419	57,281	\$253,188	\$291,419	\$57,176	\$1.00
1	Allocation	45-2250-0014-00-4	8/14/2023	\$165,000	9,888	\$145,948	\$165,000	\$32,373	\$3.27
1	Allocation	45-4150-0009-00-5	1/16/2024	\$310,000	13,939	\$255,898	\$310,000	\$60,822	\$4.36
1	Allocation	45-7200-0006-00-2	12/19/2024	\$235,000	8,364	\$217,419	\$235,000	\$46,107	\$5.51
1	Allocation	45-7210-0047-00-8	10/30/2023	\$236,200	15,725	\$202,321	\$236,200	\$46,342	\$2.95

Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	4,380.98	43,560	1.000	1.46	\$63,598	\$63,598
B:	-0.7494	65,340	1.500	1.08	\$47,045	\$70,567
		87,120	2.000	0.87	\$37,897	\$75,794
		108,900	2.500	0.74	\$32,234	\$80,586
		130,680	3.000	0.64	\$27,878	\$83,635
		174,240	4.000	0.52	\$22,651	\$90,605
		217,800	5.000	0.44	\$19,166	\$95,832
		304,920	7.000	0.34	\$14,810	\$103,673
		435,600	10.000	0.26	\$11,326	\$113,256
		653,400	15.000	0.19	\$8,276	\$124,146
		871,200	20.000	0.15	\$6,534	\$130,680
		1,089,000	25.000	0.13	\$5,663	\$141,570
		1,306,800	30.000	0.11	\$4,792	\$143,748
		1,742,400	40.000	0.09	\$3,920	\$156,816
		2,178,000	50.000	0.08	\$3,485	\$174,240
		4,356,000	100.000	0.05	\$2,178	\$217,800

Used (Concluded Land Value)						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	4,600.00	43,560	1.000	1.54	\$67,082	\$67,082
B:	-0.7494	65,340	1.500	1.13	\$49,223	\$73,834
		87,120	2.000	0.91	\$39,640	\$79,279
		108,900	2.500	0.77	\$33,541	\$83,853
		130,680	3.000	0.67	\$29,185	\$87,556
		174,240	4.000	0.54	\$23,522	\$94,090
		217,800	5.000	0.46	\$20,038	\$100,188
		304,920	7.000	0.36	\$15,682	\$109,771
		435,600	10.000	0.27	\$11,761	\$117,612
		653,400	15.000	0.2	\$8,712	\$130,680
		871,200	20.000	0.16	\$6,970	\$139,392
		1,089,000	25.000	0.14	\$6,098	\$152,460
		1,306,800	30.000	0.12	\$5,227	\$156,816
		1,742,400	40.000	0.1	\$4,356	\$174,240
		2,178,000	50.000	0.08	\$3,485	\$174,240
		4,356,000	100.000	0.05	\$2,178	\$217,800

Workbook Version:	v2.0.2
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Will discontinue on:	June 1, 2026	(229 Days Remaining)
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Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template
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<-copy

Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
Is determined in Allocation Settings	
12.81%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above. This workbook will adjust outside sale prices to the study midpoint: 03/31/2024. This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Variables for prior year trendline	
(Optional feature) $(Y=A*X^B)$	
A:	8,805.66
B:	-0.7897

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
Optional but helpful

Starting Stats	
Min:	0.17%
Max:	36.78%
Mean:	13.78%
Median:	12.99%
StDev:	7.06%
COD (median):	42.72%
COV (mean):	51.23%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	6.72%	
Max Land% Allowed:	20.05%	
Prior Year (Optional):	0.00%	<-(Global Setup)
Current year starting:	13.55%	
Current year conclusion:	12.81%	12.81%

Stats After Removals	
Min:	6.73%
Max:	19.23%
Mean:	12.95%
Median:	12.72%
StDev:	3.46%
COD (median):	23.62%
COV (mean):	26.72%

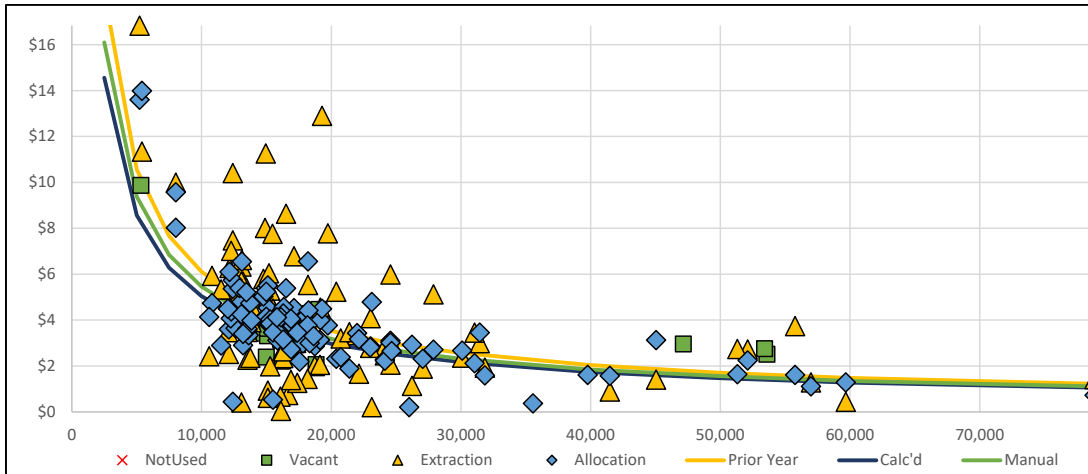
^Manual Override^ ^ Calculated # ^

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	Land Residual	Land %
s001_E	0	Extraction	12-0009-0011-03-9	6/4/2024	\$699,900	55,757	\$491,261	\$208,639	29.81%
s002_E	1	Extraction	12-0014-0027-07-1	6/17/2024	\$419,000	18,731	\$381,474	\$37,526	8.96%
s003_E	0	Extraction	12-0015-0056-16-9	5/29/2024	\$450,000	78,844	\$337,121	\$112,879	25.08%
s004_E	1	Extraction	12-0022-0001-11-1	3/29/2024	\$395,500	31,842	\$334,000	\$61,500	15.55%
s005_E	0	Extraction	12-0027-0003-03-4	3/21/2025	\$599,000	59,677	\$572,469	\$26,531	4.43%
s006_E	0	Extraction	12-0027-0009-10-5	1/23/2025	\$370,000	20,386	\$263,103	\$106,897	28.89%
s007_E	1	Extraction	12-0033-0005-14-7	11/4/2024	\$850,000	31,450	\$755,678	\$94,322	11.10%
s008_E	0	Extraction	12-0190-0018-00-7	6/2/2023	\$520,000	12,415	\$390,779	\$129,221	24.85%
s009_E	1	Extraction	12-0191-0024-00-5	4/19/2024	\$556,000	12,415	\$463,126	\$92,874	16.70%
s010_E	1	Extraction	12-0191-0036-00-3	7/1/2024	\$579,000	12,153	\$502,805	\$76,195	13.16%
s011_E	1	Extraction	12-0192-0045-00-1	6/26/2023	\$591,000	21,998	\$517,550	\$73,450	12.43%
s012_E	1	Extraction	12-0192-0053-00-3	5/19/2023	\$522,100	13,852	\$467,968	\$54,132	10.37%
s016_E	1	Extraction	12-0425-0008-00-1	4/5/2024	\$495,000	56,976	\$421,588	\$73,412	14.83%
s017_E	1	Extraction	12-0425-0023-00-0	3/28/2024	\$430,000	24,132	\$370,350	\$59,650	13.87%
s018_E	1	Extraction	12-0550-0001-00-3	6/24/2024	\$545,000	17,685	\$484,580	\$60,420	11.09%
s019_E	1	Extraction	12-0550-0004-00-2	12/27/2023	\$416,000	17,816	\$340,793	\$75,207	18.08%
s020_E	1	Extraction	12-0550-0014-00-8	8/7/2024	\$434,000	15,987	\$397,143	\$36,857	8.49%
s021_E	0	Extraction	12-0551-0019-00-8	6/20/2023	\$460,000	16,683	\$447,606	\$12,394	2.69%
s022_E	1	Extraction	12-0551-0019-00-8	1/31/2025	\$497,000	16,683	\$447,606	\$49,394	9.94%
s023_E	0	Extraction	12-0700-0001-00-0	5/31/2024	\$480,000	14,898	\$360,571	\$119,429	24.88%
s024_E	1	Extraction	12-1052-0028-00-9	11/3/2023	\$450,000	13,199	\$400,945	\$49,055	10.90%
s025_E	0	Extraction	12-1052-0031-00-0	10/27/2023	\$412,500	13,068	\$407,085	\$5,415	1.31%
s026_E	1	Extraction	12-1052-0031-00-0	3/31/2025	\$489,900	13,068	\$407,085	\$82,815	16.90%
s027_E	1	Extraction	12-1052-0037-00-8	5/26/2023	\$364,500	13,068	\$304,630	\$59,870	16.43%
s028_E	1	Extraction	12-1330-0031-00-8	9/16/2024	\$299,900	17,555	\$242,229	\$57,671	19.23%
s029_E	1	Extraction	12-1350-0007-00-4	7/17/2024	\$555,000	5,227	\$467,031	\$87,969	15.85%

s030_E	1	Extraction	12-1350-0008-00-1	5/10/2024	\$590,000	5,401	\$528,759	\$61,241	10.38%
s033_E	1	Extraction	12-1350-0012-00-8	8/30/2024	\$599,000	8,015	\$518,955	\$80,045	13.36%
s034_E	1	Extraction	12-1465-0004-00-0	9/8/2023	\$340,000	12,110	\$309,366	\$30,634	9.01%
s036_E	0	Extraction	12-2350-0003-00-4	8/5/2024	\$630,000	14,941	\$461,836	\$168,164	26.69%
s037_E	0	Extraction	12-2350-0007-00-0	4/10/2023	\$535,000	15,115	\$520,889	\$14,111	2.64%
s038_E	1	Extraction	12-2350-0013-00-0	8/13/2024	\$485,000	14,985	\$403,631	\$81,369	16.78%
s039_E	0	Extraction	12-2351-0024-00-0	2/13/2025	\$695,000	16,509	\$552,391	\$142,609	20.52%
s040_E	1	Extraction	12-2351-0031-00-0	4/21/2023	\$580,000	16,945	\$526,528	\$53,472	9.22%
s041_E	1	Extraction	12-2351-0038-00-0	2/2/2024	\$560,000	16,204	\$507,349	\$52,651	9.40%
s042_E	1	Extraction	12-2353-0057-00-0	10/18/2023	\$528,000	16,945	\$467,968	\$60,032	11.37%
s043_E	1	Extraction	12-2727-0066-00-7	11/19/2024	\$386,400	20,735	\$320,145	\$66,255	17.15%
s044_E	1	Extraction	12-2728-0008-00-5	3/11/2024	\$490,000	27,051	\$438,937	\$51,063	10.42%
s045_E	1	Extraction	12-2730-0005-00-8	8/1/2023	\$469,000	19,123	\$429,763	\$39,237	8.37%
s046_E	1	Extraction	12-2730-0011-00-8	5/31/2024	\$470,000	17,293	\$418,032	\$51,968	11.06%
s047_E	1	Extraction	12-2730-0028-00-8	9/7/2023	\$424,800	16,117	\$383,984	\$40,816	9.61%
s048_E	1	Extraction	12-2851-0013-00-0	9/20/2023	\$430,000	18,339	\$349,622	\$80,378	18.69%
s049_E	1	Extraction	12-2852-0034-00-5	5/26/2023	\$360,000	12,632	\$297,519	\$62,481	17.36%
s050_E	1	Extraction	12-2852-0037-00-4	3/4/2025	\$400,000	10,803	\$335,967	\$64,033	16.01%
s051_E	1	Extraction	12-2852-0047-00-0	8/29/2023	\$389,900	12,240	\$324,716	\$65,184	16.72%
s052_E	0	Extraction	12-2855-0001-00-4	6/24/2024	\$300,000	13,199	\$225,130	\$74,870	24.96%
s053_E	1	Extraction	12-2900-0002-00-0	4/5/2024	\$604,510	17,119	\$488,471	\$116,039	19.20%
s054_E	0	Extraction	12-2900-0005-00-9	10/18/2024	\$460,000	15,464	\$339,959	\$120,041	26.10%
s055_E	1	Extraction	12-2900-0006-00-5	8/2/2023	\$460,000	16,117	\$422,989	\$37,011	8.05%
s056_E	0	Extraction	12-2901-0021-00-2	6/28/2023	\$580,000	19,733	\$426,508	\$153,492	26.46%
s057_E	1	Extraction	12-2901-0026-00-4	7/6/2023	\$514,000	23,043	\$419,850	\$94,150	18.32%
s059_E	1	Extraction	12-2980-0011-00-7	6/10/2024	\$379,000	13,547	\$331,694	\$47,306	12.48%
s060_E	1	Extraction	12-2980-0012-00-3	7/12/2024	\$384,000	13,547	\$353,291	\$30,709	8.00%
s061_E	1	Extraction	12-3060-0007-00-3	6/20/2023	\$910,000	52,098	\$768,420	\$141,580	15.56%
s062_E	0	Extraction	12-3060-0009-00-6	10/4/2023	\$1,100,000	45,041	\$1,036,672	\$63,328	5.76%
s065_E	0	Extraction	12-3060-0033-00-4	11/8/2024	\$595,000	24,568	\$447,726	\$147,274	24.75%
s066_E	1	Extraction	12-3060-0043-00-0	6/15/2023	\$932,500	18,208	\$831,869	\$100,631	10.79%
s067_E	1	Extraction	12-3215-0011-00-8	12/12/2024	\$545,000	12,937	\$478,048	\$66,952	12.28%
s068_E	1	Extraction	12-3215-0013-00-1	6/15/2023	\$670,000	13,112	\$583,252	\$86,748	12.95%
s069_E	0	Extraction	12-3216-0001-00-1	6/27/2024	\$509,000	13,765	\$476,556	\$32,444	6.37%
s070_E	0	Extraction	12-3216-0014-00-5	5/13/2024	\$650,000	15,115	\$640,643	\$9,357	1.44%
s071_E	1	Extraction	12-3216-0022-00-8	7/31/2024	\$580,000	14,767	\$494,390	\$85,610	14.76%
s072_E	1	Extraction	12-3216-0026-00-3	12/27/2024	\$600,000	19,166	\$513,010	\$86,990	14.50%
s073_E	0	Extraction	12-4880-0002-00-2	7/7/2023	\$420,000	12,284	\$333,784	\$86,216	20.53%
s074_E	1	Extraction	12-4920-0001-00-9	9/15/2023	\$386,000	15,856	\$322,894	\$63,106	16.35%

s075_E	1	Extraction	12-4920-0005-00-4	7/26/2024	\$549,000	13,460	\$476,181	\$72,819	13.26%
s077_E	0	Extraction	12-5590-0034-00-5	2/29/2024	\$316,000	21,388	\$241,506	\$74,494	23.57%
s078_E	1	Extraction	12-5591-0068-00-5	7/15/2024	\$435,000	13,068	\$360,761	\$74,239	17.07%
s079_E	1	Extraction	12-5591-0074-00-5	11/3/2023	\$349,900	13,199	\$284,361	\$65,539	18.73%
s080_E	1	Extraction	12-5630-0019-00-9	11/7/2024	\$415,000	16,509	\$369,763	\$45,237	10.90%
s081_E	0	Extraction	12-6950-0013-00-0	3/26/2025	\$677,000	19,297	\$427,997	\$249,003	36.78%
s082_E	0	Extraction	12-6950-0023-00-5	2/20/2024	\$865,000	23,130	\$860,169	\$4,831	0.56%
s083_E	1	Extraction	12-6950-0031-00-8	7/26/2023	\$630,000	18,252	\$567,194	\$62,806	9.97%
s084_E	0	Extraction	12-6950-0036-00-0	7/1/2024	\$589,900	27,878	\$447,126	\$142,774	24.20%
s085_E	1	Extraction	12-7190-0016-00-2	5/19/2023	\$342,000	10,585	\$316,294	\$25,706	7.52%
s086_E	0	Extraction	12-7260-0012-00-1	8/2/2024	\$657,500	51,314	\$516,862	\$140,638	21.39%
s088_E	1	Extraction	12-8720-0009-00-9	2/2/2024	\$421,000	12,023	\$379,208	\$41,792	9.93%
s089_E	1	Extraction	12-8790-0006-00-1	8/8/2023	\$581,500	16,335	\$523,889	\$57,611	9.91%
s092_E	1	Extraction	12-8790-0012-00-1	7/7/2023	\$628,300	30,100	\$557,010	\$71,290	11.35%
s094_E	0	Extraction	12-8790-0014-00-3	1/25/2024	\$534,000	18,165	\$507,763	\$26,237	4.91%
s096_E	1	Extraction	12-8900-0010-00-5	7/10/2024	\$547,000	22,128	\$510,167	\$36,833	6.73%
s097_E	0	Extraction	12-8900-0020-00-1	11/25/2024	\$600,000	26,223	\$569,991	\$30,009	5.00%
s099_E	1	Extraction	12-8900-0039-00-3	11/27/2024	\$460,000	16,640	\$411,746	\$48,254	10.49%
s100_E	0	Extraction	12-8900-0062-00-5	10/4/2024	\$430,000	16,074	\$419,155	\$10,845	2.52%
s101_E	1	Extraction	12-8900-0069-00-0	11/21/2023	\$579,500	24,568	\$528,945	\$50,555	8.72%
s102_E	1	Extraction	12-8900-0076-00-6	7/17/2024	\$455,000	15,115	\$380,053	\$74,947	16.47%
s103_E	1	Extraction	12-8900-0084-00-9	4/14/2023	\$424,000	16,248	\$371,982	\$52,018	12.27%
s104_E	1	Extraction	12-8900-0088-00-4	1/24/2025	\$430,000	13,852	\$366,250	\$63,750	14.83%
s105_E	1	Extraction	12-8900-0103-00-3	8/16/2024	\$425,000	15,987	\$369,794	\$55,206	12.99%
s106_E	0	Extraction	12-8900-0116-00-8	9/29/2023	\$455,000	15,202	\$363,206	\$91,794	20.17%
s107_E	1	Extraction	12-8901-0121-00-0	6/24/2024	\$545,000	16,291	\$506,713	\$38,287	7.03%
s108_E	1	Extraction	12-8901-0122-00-6	1/8/2024	\$421,000	24,132	\$352,567	\$68,433	16.25%
s109_E	0	Extraction	12-8901-0130-00-9	1/12/2024	\$481,500	15,290	\$451,099	\$30,401	6.31%
s110_E	1	Extraction	12-8901-0132-00-1	1/10/2024	\$460,000	15,290	\$379,165	\$80,835	17.57%
s111_E	1	Extraction	12-8901-0167-00-0	10/10/2024	\$420,000	15,507	\$350,162	\$69,838	16.63%
s112_E	0	Extraction	12-8901-0168-00-6	8/6/2024	\$520,000	16,117	\$519,141	\$859	0.17%
s113_E	0	Extraction	12-8901-0169-00-2	9/13/2024	\$470,000	17,380	\$447,967	\$22,033	4.69%
s114_E	1	Extraction	12-8901-0176-00-9	6/14/2024	\$400,000	16,291	\$357,049	\$42,951	10.74%
s115_E	0	Extraction	12-8901-0187-00-1	3/7/2025	\$535,000	16,901	\$511,555	\$23,445	4.38%
s118_E	1	Extraction	12-8901-0219-00-0	5/20/2024	\$510,000	24,655	\$436,525	\$73,475	14.41%
s119_E	1	Extraction	45-0021-0008-30-9	7/15/2024	\$505,000	23,000	\$440,784	\$64,216	12.72%
s120_E	0	Extraction	45-0021-0008-33-3	1/10/2025	\$515,000	31,058	\$407,387	\$107,613	20.90%
s122_E	1	Extraction	45-3050-0002-00-9	3/22/2024	\$480,000	18,644	\$415,978	\$64,022	13.34%
s123_E	1	Extraction	45-3050-0011-00-8	1/3/2025	\$508,000	41,469	\$471,039	\$36,961	7.28%

s126-E	0	Extraction	45-4800-0018-00-2	11/15/2023	\$260,000	11,500	\$198,642	\$61,358	23.60%
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v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)			
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$18.26	\$45,650	\$14.56	\$36,400	-20.26%	\$16.10	\$40,250	-11.83%	
5,000	\$10.56	\$52,800	\$8.56	\$42,800	-18.94%	\$9.38	\$46,900	-11.17%	
7,500	\$7.67	\$57,525	\$6.28	\$47,100	-18.12%	\$6.84	\$51,300	-10.82%	
10,000	\$6.11	\$61,100	\$5.04	\$50,400	-17.51%	\$5.46	\$54,600	-10.64%	
12,500	\$5.12	\$64,000	\$4.25	\$53,125	-16.99%	\$4.59	\$57,375	-10.35%	
15,000	\$4.44	\$66,600	\$3.70	\$55,500	-16.67%	\$3.98	\$59,700	-10.36%	
20,000	\$3.53	\$70,600	\$2.97	\$59,400	-15.86%	\$3.18	\$63,600	-9.92%	
25,000	\$2.96	\$74,000	\$2.50	\$62,500	-15.54%	\$2.67	\$66,750	-9.80%	
30,000	\$2.57	\$77,100	\$2.17	\$65,100	-15.56%	\$2.32	\$69,600	-9.73%	
40,000	\$2.04	\$81,600	\$1.74	\$69,600	-14.71%	\$1.85	\$74,000	-9.31%	
50,000	\$1.71	\$85,500	\$1.47	\$73,500	-14.04%	\$1.56	\$78,000	-8.77%	
60,000	\$1.48	\$88,800	\$1.28	\$76,800	-13.51%	\$1.35	\$81,000	-8.78%	
87,120	\$1.11	\$96,703	\$0.96	\$83,635	-13.51%	\$1.01	\$87,991	-9.01%	
130,680	\$0.80	\$104,544	\$0.71	\$92,783	-11.25%	\$0.74	\$96,703	-7.50%	
174,240	\$0.64	\$111,514	\$0.57	\$99,317	-10.94%	\$0.59	\$102,802	-7.81%	
217,800	\$0.54	\$117,612	\$0.48	\$104,544	-11.11%	\$0.49	\$106,722	-9.26%	
435,600	\$0.31	\$135,036	\$0.28	\$121,968	-9.68%	\$0.29	\$126,324	-6.45%	
653,400	\$0.23	\$150,282	\$0.21	\$137,214	-8.70%	\$0.21	\$137,214	-8.70%	
871,200	\$0.18	\$156,816	\$0.17	\$148,104	-5.56%	\$0.17	\$148,104	-5.56%	
1,089,000	\$0.15	\$163,350	\$0.14	\$152,460	-6.67%	\$0.14	\$152,460	-6.67%	
Refresh Data	A= 8805.66	B= -0.7897	A&B: 5,791.69	-0.7651	A&B: 7,200.00	-0.7800			

Refresh Data	Set X and Y maximums for chart for zoom control				
	X Max:	78,844	(1 to 78,844)	Y Max:	\$16.83 (\$1 to \$16.83)
Land Allocation %:		12.81%	Calculated Allocation %:		12.81%

Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0193-0067-00-0	2/29/2024	\$51,000	14,810	\$0	\$51,000	\$51,000	\$3.44
1	Vacant	12-0193-0068-00-0	6/4/2024	\$50,000	15,072	\$0	\$50,000	\$50,000	\$3.32
1	Vacant	12-0193-0075-00-0	1/30/2024	\$55,000	15,072	\$0	\$55,000	\$55,000	\$3.65
1	Vacant	12-1350-0010-00-5	9/12/2024	\$52,500	5,314	\$0	\$52,500	\$52,500	\$9.88
1	Vacant	12-2200-0020-00-3	6/20/2024	\$36,000	14,985	\$4,365	\$36,000	\$36,000	\$2.40
1	Vacant	12-3060-0010-00-4	4/22/2024	\$135,000	53,579	\$6,716	\$135,000	\$135,000	\$2.52
1	Vacant	12-3060-0012-00-7	4/7/2023	\$140,000	47,132	\$6,716	\$140,000	\$140,000	\$2.97
1	Vacant	12-8790-0011-00-4	8/1/2024	\$147,500	53,405	\$0	\$147,500	\$147,500	\$2.76
1	Vacant	12-8790-0013-00-7	1/25/2024	\$85,000	19,036	\$0	\$85,000	\$85,000	\$4.47
1	Vacant	45-3050-0001-00-2	6/11/2024	\$39,000	18,818	\$0	\$39,000	\$39,000	\$2.07
1	Extraction	12-0009-0011-03-9	6/4/2024	\$699,900	55,757	\$491,261	\$699,900	\$208,639	\$3.74
1	Extraction	12-0014-0027-07-1	6/17/2024	\$419,000	18,731	\$381,474	\$419,000	\$37,526	\$2.00
1	Extraction	12-0015-0056-16-9	5/29/2024	\$450,000	78,844	\$337,121	\$450,000	\$112,879	\$1.43
1	Extraction	12-0022-0001-11-1	3/29/2024	\$395,500	31,842	\$334,000	\$395,500	\$61,500	\$1.93
1	Extraction	12-0027-0003-03-4	3/21/2025	\$599,000	59,677	\$572,469	\$599,000	\$26,531	\$0.44
1	Extraction	12-0027-0009-10-5	1/23/2025	\$370,000	20,386	\$263,103	\$370,000	\$106,897	\$5.24
1	Extraction	12-0033-0005-14-7	11/4/2024	\$850,000	31,450	\$755,678	\$850,000	\$94,322	\$3.00
1	Extraction	12-0190-0018-00-7	6/2/2023	\$520,000	12,415	\$390,779	\$520,000	\$129,221	\$10.41
1	Extraction	12-0191-0024-00-5	4/19/2024	\$556,000	12,415	\$463,126	\$556,000	\$92,874	\$7.48
1	Extraction	12-0191-0036-00-3	7/1/2024	\$579,000	12,153	\$502,805	\$579,000	\$76,195	\$6.27
1	Extraction	12-0192-0045-00-1	6/26/2023	\$591,000	21,998	\$517,550	\$591,000	\$73,450	\$3.34
1	Extraction	12-0192-0053-00-3	5/19/2023	\$522,100	13,852	\$467,968	\$522,100	\$54,132	\$3.91
1	Extraction	12-0425-0008-00-1	4/5/2024	\$495,000	56,976	\$421,588	\$495,000	\$73,412	\$1.29
1	Extraction	12-0425-0023-00-0	3/28/2024	\$430,000	24,132	\$370,350	\$430,000	\$59,650	\$2.47
1	Extraction	12-0550-0001-00-3	6/24/2024	\$545,000	17,685	\$484,580	\$545,000	\$60,420	\$3.42
1	Extraction	12-0550-0004-00-2	12/27/2023	\$416,000	17,816	\$340,793	\$416,000	\$75,207	\$4.22
1	Extraction	12-0550-0014-00-8	8/7/2024	\$434,000	15,987	\$397,143	\$434,000	\$36,857	\$2.31
1	Extraction	12-0551-0019-00-8	6/20/2023	\$460,000	16,683	\$447,606	\$460,000	\$12,394	\$0.74
1	Extraction	12-0551-0019-00-8	1/31/2025	\$497,000	16,683	\$447,606	\$497,000	\$49,394	\$2.96

1	Extraction	12-0700-0001-00-0	5/31/2024	\$480,000	14,898	\$360,571	\$480,000	\$119,429	\$8.02
1	Extraction	12-1052-0028-00-9	11/3/2023	\$450,000	13,199	\$400,945	\$450,000	\$49,055	\$3.72
1	Extraction	12-1052-0031-00-0	10/27/2023	\$412,500	13,068	\$407,085	\$412,500	\$5,415	\$0.41
1	Extraction	12-1052-0031-00-0	3/31/2025	\$489,900	13,068	\$407,085	\$489,900	\$82,815	\$6.34
1	Extraction	12-1052-0037-00-8	5/26/2023	\$364,500	13,068	\$304,630	\$364,500	\$59,870	\$4.58
1	Extraction	12-1330-0031-00-8	9/16/2024	\$299,900	17,555	\$242,229	\$299,900	\$57,671	\$3.29
1	Extraction	12-1350-0007-00-4	7/17/2024	\$555,000	5,227	\$467,031	\$555,000	\$87,969	\$16.83
1	Extraction	12-1350-0008-00-1	5/10/2024	\$590,000	5,401	\$528,759	\$590,000	\$61,241	\$11.34
0	Extraction	12-1350-0012-00-8	6/2/2023	\$502,125	8,015	\$518,955	\$502,125	-\$16,830	(\$2.10)
1	Extraction	12-1350-0012-00-8	8/30/2024	\$599,000	8,015	\$518,955	\$599,000	\$80,045	\$9.99
1	Extraction	12-1465-0004-00-0	9/8/2023	\$340,000	12,110	\$309,366	\$340,000	\$30,634	\$2.53
1	Extraction	12-2350-0003-00-4	8/5/2024	\$630,000	14,941	\$461,836	\$630,000	\$168,164	\$11.26
1	Extraction	12-2350-0007-00-0	4/10/2023	\$535,000	15,115	\$520,889	\$535,000	\$14,111	\$0.93
1	Extraction	12-2350-0013-00-0	8/13/2024	\$485,000	14,985	\$403,631	\$485,000	\$81,369	\$5.43
1	Extraction	12-2351-0024-00-0	2/13/2025	\$695,000	16,509	\$552,391	\$695,000	\$142,609	\$8.64
1	Extraction	12-2351-0031-00-0	4/21/2023	\$580,000	16,945	\$526,528	\$580,000	\$53,472	\$3.16
1	Extraction	12-2351-0038-00-0	2/2/2024	\$560,000	16,204	\$507,349	\$560,000	\$52,651	\$3.25
1	Extraction	12-2353-0057-00-0	10/18/2023	\$528,000	16,945	\$467,968	\$528,000	\$60,032	\$3.54
1	Extraction	12-2727-0066-00-7	11/19/2024	\$386,400	20,735	\$320,145	\$386,400	\$66,255	\$3.20
1	Extraction	12-2728-0008-00-5	3/11/2024	\$490,000	27,051	\$438,937	\$490,000	\$51,063	\$1.89
1	Extraction	12-2730-0005-00-8	8/1/2023	\$469,000	19,123	\$429,763	\$469,000	\$39,237	\$2.05
1	Extraction	12-2730-0011-00-8	5/31/2024	\$470,000	17,293	\$418,032	\$470,000	\$51,968	\$3.01
1	Extraction	12-2730-0028-00-8	9/7/2023	\$424,800	16,117	\$383,984	\$424,800	\$40,816	\$2.53
1	Extraction	12-2851-0013-00-0	9/20/2023	\$430,000	18,339	\$349,622	\$430,000	\$80,378	\$4.38
1	Extraction	12-2852-0034-00-5	5/26/2023	\$360,000	12,632	\$297,519	\$360,000	\$62,481	\$4.95
1	Extraction	12-2852-0037-00-4	3/4/2025	\$400,000	10,803	\$335,967	\$400,000	\$64,033	\$5.93
1	Extraction	12-2852-0047-00-0	8/29/2023	\$389,900	12,240	\$324,716	\$389,900	\$65,184	\$5.33
1	Extraction	12-2855-0001-00-4	6/24/2024	\$300,000	13,199	\$225,130	\$300,000	\$74,870	\$5.67
1	Extraction	12-2900-0002-00-0	4/5/2024	\$604,510	17,119	\$488,471	\$604,510	\$116,039	\$6.78
1	Extraction	12-2900-0005-00-9	10/18/2024	\$460,000	15,464	\$339,959	\$460,000	\$120,041	\$7.76
1	Extraction	12-2900-0006-00-5	8/2/2023	\$460,000	16,117	\$422,989	\$460,000	\$37,011	\$2.30
1	Extraction	12-2901-0021-00-2	6/28/2023	\$580,000	19,733	\$426,508	\$580,000	\$153,492	\$7.78
1	Extraction	12-2901-0026-00-4	7/6/2023	\$514,000	23,043	\$419,850	\$514,000	\$94,150	\$4.09
0	Extraction	12-2980-0005-00-7	8/13/2024	\$355,000	13,634	\$358,044	\$355,000	-\$3,044	(\$0.22)
1	Extraction	12-2980-0011-00-7	6/10/2024	\$379,000	13,547	\$331,694	\$379,000	\$47,306	\$3.49
1	Extraction	12-2980-0012-00-3	7/12/2024	\$384,000	13,547	\$353,291	\$384,000	\$30,709	\$2.27
1	Extraction	12-3060-0007-00-3	6/20/2023	\$910,000	52,098	\$768,420	\$910,000	\$141,580	\$2.72
1	Extraction	12-3060-0009-00-6	10/4/2023	\$1,100,000	45,041	\$1,036,672	\$1,100,000	\$63,328	\$1.41
1	Extraction	12-3060-0033-00-4	11/8/2024	\$595,000	24,568	\$447,726	\$595,000	\$147,274	\$5.99
1	Extraction	12-3060-0043-00-0	6/15/2023	\$932,500	18,208	\$831,869	\$932,500	\$100,631	\$5.53
1	Extraction	12-3215-0011-00-8	12/12/2024	\$545,000	12,937	\$478,048	\$545,000	\$66,952	\$5.18
1	Extraction	12-3215-0013-00-1	6/15/2023	\$670,000	13,112	\$583,252	\$670,000	\$86,748	\$6.62
1	Extraction	12-3216-0001-00-1	6/27/2024	\$509,000	13,765	\$476,556	\$509,000	\$32,444	\$2.36
1	Extraction	12-3216-0014-00-5	5/13/2024	\$650,000	15,115	\$640,643	\$650,000	\$9,357	\$0.62
1	Extraction	12-3216-0022-00-8	7/31/2024	\$580,000	14,767	\$494,390	\$580,000	\$85,610	\$5.80
1	Extraction	12-3216-0026-00-3	12/27/2024	\$600,000	19,166	\$513,010	\$600,000	\$86,990	\$4.54
1	Extraction	12-4880-0002-00-2	7/7/2023	\$420,000	12,284	\$333,784	\$420,000	\$86,216	\$7.02

1	Extraction	12-4920-0001-00-9	9/15/2023	\$386,000	15,856	\$322,894	\$386,000	\$63,106	\$3.98
1	Extraction	12-4920-0005-00-4	7/26/2024	\$549,000	13,460	\$476,181	\$549,000	\$72,819	\$5.41
0	Extraction	12-5500-0003-00-7	10/17/2024	\$500,000	39,770	\$627,756	\$500,000	-\$127,756	(\$3.21)
1	Extraction	12-5590-0034-00-5	2/29/2024	\$316,000	21,388	\$241,506	\$316,000	\$74,494	\$3.48
1	Extraction	12-5591-0068-00-5	7/15/2024	\$435,000	13,068	\$360,761	\$435,000	\$74,239	\$5.68
1	Extraction	12-5591-0074-00-5	11/3/2023	\$349,900	13,199	\$284,361	\$349,900	\$65,539	\$4.97
1	Extraction	12-5630-0019-00-9	11/7/2024	\$415,000	16,509	\$369,763	\$415,000	\$45,237	\$2.74
1	Extraction	12-6950-0013-00-0	3/26/2025	\$677,000	19,297	\$427,997	\$677,000	\$249,003	\$12.90
1	Extraction	12-6950-0023-00-5	2/20/2024	\$865,000	23,130	\$860,169	\$865,000	\$4,831	\$0.21
1	Extraction	12-6950-0031-00-8	7/26/2023	\$630,000	18,252	\$567,194	\$630,000	\$62,806	\$3.44
1	Extraction	12-6950-0036-00-0	7/1/2024	\$589,900	27,878	\$447,126	\$589,900	\$142,774	\$5.12
1	Extraction	12-7190-0016-00-2	5/19/2023	\$342,000	10,585	\$316,294	\$342,000	\$25,706	\$2.43
1	Extraction	12-7260-0012-00-1	8/2/2024	\$657,500	51,314	\$516,862	\$657,500	\$140,638	\$2.74
0	Extraction	12-8720-0002-00-4	6/12/2023	\$360,000	16,901	\$387,654	\$360,000	-\$27,654	(\$1.64)
1	Extraction	12-8720-0009-00-9	2/2/2024	\$421,000	12,023	\$379,208	\$421,000	\$41,792	\$3.48
1	Extraction	12-8790-0006-00-1	8/8/2023	\$581,500	16,335	\$523,889	\$581,500	\$57,611	\$3.53
0	Extraction	12-8790-0008-00-3	4/25/2023	\$102,500	35,545	\$592,152	\$102,500	-\$489,652	(\$13.78)
1	Extraction	12-8790-0012-00-1	7/7/2023	\$628,300	30,100	\$557,010	\$628,300	\$71,290	\$2.37
1	Extraction	12-8790-0014-00-3	1/25/2024	\$534,000	18,165	\$507,763	\$534,000	\$26,237	\$1.44
0	Extraction	12-8790-0028-00-4	5/8/2023	\$612,500	14,985	\$617,502	\$612,500	-\$5,002	(\$0.33)
1	Extraction	12-8900-0010-00-5	7/10/2024	\$547,000	22,128	\$510,167	\$547,000	\$36,833	\$1.66
1	Extraction	12-8900-0020-00-1	11/25/2024	\$600,000	26,223	\$569,991	\$600,000	\$30,009	\$1.14
0	Extraction	12-8900-0037-00-1	7/25/2023	\$470,000	16,901	\$489,700	\$470,000	-\$19,700	(\$1.17)
1	Extraction	12-8900-0039-00-3	11/27/2024	\$460,000	16,640	\$411,746	\$460,000	\$48,254	\$2.90
1	Extraction	12-8900-0062-00-5	10/4/2024	\$430,000	16,074	\$419,155	\$430,000	\$10,845	\$0.67
1	Extraction	12-8900-0069-00-0	11/21/2023	\$579,500	24,568	\$528,945	\$579,500	\$50,555	\$2.06
1	Extraction	12-8900-0076-00-6	7/17/2024	\$455,000	15,115	\$380,053	\$455,000	\$74,947	\$4.96
1	Extraction	12-8900-0084-00-9	4/14/2023	\$424,000	16,248	\$371,982	\$424,000	\$52,018	\$3.20
1	Extraction	12-8900-0088-00-4	1/24/2025	\$430,000	13,852	\$366,250	\$430,000	\$63,750	\$4.60
1	Extraction	12-8900-0103-00-3	8/16/2024	\$425,000	15,987	\$369,794	\$425,000	\$55,206	\$3.45
1	Extraction	12-8900-0116-00-8	9/29/2023	\$455,000	15,202	\$363,206	\$455,000	\$91,794	\$6.04
1	Extraction	12-8901-0121-00-0	6/24/2024	\$545,000	16,291	\$506,713	\$545,000	\$38,287	\$2.35
1	Extraction	12-8901-0122-00-6	1/8/2024	\$421,000	24,132	\$352,567	\$421,000	\$68,433	\$2.84
1	Extraction	12-8901-0130-00-9	1/12/2024	\$481,500	15,290	\$451,099	\$481,500	\$30,401	\$1.99
1	Extraction	12-8901-0132-00-1	1/10/2024	\$460,000	15,290	\$379,165	\$460,000	\$80,835	\$5.29
1	Extraction	12-8901-0167-00-0	10/10/2024	\$420,000	15,507	\$350,162	\$420,000	\$69,838	\$4.50
1	Extraction	12-8901-0168-00-6	8/6/2024	\$520,000	16,117	\$519,141	\$520,000	\$859	\$0.05
1	Extraction	12-8901-0169-00-2	9/13/2024	\$470,000	17,380	\$447,967	\$470,000	\$22,033	\$1.27
1	Extraction	12-8901-0176-00-9	6/14/2024	\$400,000	16,291	\$357,049	\$400,000	\$42,951	\$2.64
1	Extraction	12-8901-0187-00-1	3/7/2025	\$535,000	16,901	\$511,555	\$535,000	\$23,445	\$1.39
0	Extraction	12-8901-0200-00-7	5/23/2024	\$509,000	15,812	\$514,516	\$509,000	-\$5,516	(\$0.35)
0	Extraction	12-8901-0212-00-5	7/19/2024	\$64,000	15,507	\$151,876	\$64,000	-\$87,876	(\$5.67)
1	Extraction	12-8901-0219-00-0	5/20/2024	\$510,000	24,655	\$436,525	\$510,000	\$73,475	\$2.98
1	Extraction	45-0021-0008-30-9	7/15/2024	\$505,000	23,000	\$440,784	\$505,000	\$64,216	\$2.79
1	Extraction	45-0021-0008-33-3	1/10/2025	\$515,000	31,058	\$407,387	\$515,000	\$107,613	\$3.46
1	Extraction	45-3050-0002-00-9	3/22/2024	\$480,000	18,644	\$415,978	\$480,000	\$64,022	\$3.43
1	Extraction	45-3050-0011-00-8	1/3/2025	\$508,000	41,469	\$471,039	\$508,000	\$36,961	\$0.89

0	Extraction	45-4800-0015-00-3	7/28/2023	\$43,000	26,005	\$233,219	\$43,000	-\$190,219	(\$7.31)
0	Extraction	45-4800-0017-00-6	7/18/2023	\$43,000	12,415	\$258,785	\$43,000	-\$215,785	(\$17.38)
1	Extraction	45-4800-0018-00-2	11/15/2023	\$260,000	11,500	\$198,642	\$260,000	\$61,358	\$5.34
1	Allocation	12-0009-0011-03-9	6/4/2024	\$699,900	55,757	\$491,261	\$699,900	\$89,657	\$1.61
1	Allocation	12-0014-0027-07-1	6/17/2024	\$419,000	18,731	\$381,474	\$419,000	\$53,674	\$2.87
1	Allocation	12-0015-0056-16-9	5/29/2024	\$450,000	78,844	\$337,121	\$450,000	\$57,645	\$0.73
1	Allocation	12-0022-0001-11-1	3/29/2024	\$395,500	31,842	\$334,000	\$395,500	\$50,664	\$1.59
1	Allocation	12-0027-0003-03-4	3/21/2025	\$599,000	59,677	\$572,469	\$599,000	\$76,732	\$1.29
1	Allocation	12-0027-0009-10-5	1/23/2025	\$370,000	20,386	\$263,103	\$370,000	\$47,397	\$2.32
1	Allocation	12-0033-0005-14-7	11/4/2024	\$850,000	31,450	\$755,678	\$850,000	\$108,885	\$3.46
1	Allocation	12-0190-0018-00-7	6/2/2023	\$520,000	12,415	\$390,779	\$520,000	\$66,612	\$5.37
1	Allocation	12-0191-0024-00-5	4/19/2024	\$556,000	12,415	\$463,126	\$556,000	\$71,224	\$5.74
1	Allocation	12-0191-0036-00-3	7/1/2024	\$579,000	12,153	\$502,805	\$579,000	\$74,170	\$6.10
1	Allocation	12-0192-0045-00-1	6/26/2023	\$591,000	21,998	\$517,550	\$591,000	\$75,707	\$3.44
1	Allocation	12-0192-0053-00-3	5/19/2023	\$522,100	13,852	\$467,968	\$522,100	\$66,881	\$4.83
1	Allocation	12-0425-0008-00-1	4/5/2024	\$495,000	56,976	\$421,588	\$495,000	\$63,410	\$1.11
1	Allocation	12-0425-0023-00-0	3/28/2024	\$430,000	24,132	\$370,350	\$430,000	\$55,083	\$2.28
1	Allocation	12-0550-0001-00-3	6/24/2024	\$545,000	17,685	\$484,580	\$545,000	\$69,815	\$3.95
1	Allocation	12-0550-0004-00-2	12/27/2023	\$416,000	17,816	\$340,793	\$416,000	\$53,290	\$2.99
1	Allocation	12-0550-0014-00-8	8/7/2024	\$434,000	15,987	\$397,143	\$434,000	\$55,595	\$3.48
1	Allocation	12-0551-0019-00-8	6/20/2023	\$460,000	16,683	\$447,606	\$460,000	\$58,926	\$3.53
1	Allocation	12-0551-0019-00-8	1/31/2025	\$497,000	16,683	\$447,606	\$497,000	\$63,666	\$3.82
1	Allocation	12-0700-0001-00-0	5/31/2024	\$480,000	14,898	\$360,571	\$480,000	\$61,488	\$4.13
1	Allocation	12-1052-0028-00-9	11/3/2023	\$450,000	13,199	\$400,945	\$450,000	\$57,645	\$4.37
1	Allocation	12-1052-0031-00-0	10/27/2023	\$412,500	13,068	\$407,085	\$412,500	\$52,841	\$4.04
1	Allocation	12-1052-0031-00-0	3/31/2025	\$489,900	13,068	\$407,085	\$489,900	\$62,756	\$4.80
1	Allocation	12-1052-0037-00-8	5/26/2023	\$364,500	13,068	\$304,630	\$364,500	\$46,692	\$3.57
1	Allocation	12-1330-0031-00-8	9/16/2024	\$299,900	17,555	\$242,229	\$299,900	\$38,417	\$2.19
1	Allocation	12-1350-0007-00-4	7/17/2024	\$555,000	5,227	\$467,031	\$555,000	\$71,096	\$13.60
1	Allocation	12-1350-0008-00-1	5/10/2024	\$590,000	5,401	\$528,759	\$590,000	\$75,579	\$13.99
1	Allocation	12-1350-0012-00-8	6/2/2023	\$502,125	8,015	\$518,955	\$502,125	\$64,322	\$8.03
1	Allocation	12-1350-0012-00-8	8/30/2024	\$599,000	8,015	\$518,955	\$599,000	\$76,732	\$9.57
1	Allocation	12-1465-0004-00-0	9/8/2023	\$340,000	12,110	\$309,366	\$340,000	\$43,554	\$3.60
1	Allocation	12-2350-0003-00-4	8/5/2024	\$630,000	14,941	\$461,836	\$630,000	\$80,703	\$5.40
1	Allocation	12-2350-0007-00-0	4/10/2023	\$535,000	15,115	\$520,889	\$535,000	\$68,534	\$4.53
1	Allocation	12-2350-0013-00-0	8/13/2024	\$485,000	14,985	\$403,631	\$485,000	\$62,129	\$4.15
1	Allocation	12-2351-0024-00-0	2/13/2025	\$695,000	16,509	\$552,391	\$695,000	\$89,030	\$5.39
1	Allocation	12-2351-0031-00-0	4/21/2023	\$580,000	16,945	\$526,528	\$580,000	\$74,298	\$4.38
1	Allocation	12-2351-0038-00-0	2/2/2024	\$560,000	16,204	\$507,349	\$560,000	\$71,736	\$4.43
1	Allocation	12-2353-0057-00-0	10/18/2023	\$528,000	16,945	\$467,968	\$528,000	\$67,637	\$3.99
1	Allocation	12-2727-0066-00-7	11/19/2024	\$386,400	20,735	\$320,145	\$386,400	\$49,498	\$2.39
1	Allocation	12-2728-0008-00-5	3/11/2024	\$490,000	27,051	\$438,937	\$490,000	\$62,769	\$2.32
1	Allocation	12-2730-0005-00-8	8/1/2023	\$469,000	19,123	\$429,763	\$469,000	\$60,079	\$3.14
1	Allocation	12-2730-0011-00-8	5/31/2024	\$470,000	17,293	\$418,032	\$470,000	\$60,207	\$3.48
1	Allocation	12-2730-0028-00-8	9/7/2023	\$424,800	16,117	\$383,984	\$424,800	\$54,417	\$3.38
1	Allocation	12-2851-0013-00-0	9/20/2023	\$430,000	18,339	\$349,622	\$430,000	\$55,083	\$3.00
1	Allocation	12-2852-0034-00-5	5/26/2023	\$360,000	12,632	\$297,519	\$360,000	\$46,116	\$3.65

1	Allocation	12-2852-0037-00-4	3/4/2025	\$400,000	10,803	\$335,967	\$400,000	\$51,240	\$4.74
1	Allocation	12-2852-0047-00-0	8/29/2023	\$389,900	12,240	\$324,716	\$389,900	\$49,946	\$4.08
1	Allocation	12-2855-0001-00-4	6/24/2024	\$300,000	13,199	\$225,130	\$300,000	\$38,430	\$2.91
1	Allocation	12-2900-0002-00-0	4/5/2024	\$604,510	17,119	\$488,471	\$604,510	\$77,438	\$4.52
1	Allocation	12-2900-0005-00-9	10/18/2024	\$460,000	15,464	\$339,959	\$460,000	\$58,926	\$3.81
1	Allocation	12-2900-0006-00-5	8/2/2023	\$460,000	16,117	\$422,989	\$460,000	\$58,926	\$3.66
1	Allocation	12-2901-0021-00-2	6/28/2023	\$580,000	19,733	\$426,508	\$580,000	\$74,298	\$3.77
1	Allocation	12-2901-0026-00-4	7/6/2023	\$514,000	23,043	\$419,850	\$514,000	\$65,843	\$2.86
1	Allocation	12-2980-0005-00-7	8/13/2024	\$355,000	13,634	\$358,044	\$355,000	\$45,476	\$3.34
1	Allocation	12-2980-0011-00-7	6/10/2024	\$379,000	13,547	\$331,694	\$379,000	\$48,550	\$3.58
1	Allocation	12-2980-0012-00-3	7/12/2024	\$384,000	13,547	\$353,291	\$384,000	\$49,190	\$3.63
1	Allocation	12-3060-0007-00-3	6/20/2023	\$910,000	52,098	\$768,420	\$910,000	\$116,571	\$2.24
1	Allocation	12-3060-0009-00-6	10/4/2023	\$1,100,000	45,041	\$1,036,672	\$1,100,000	\$140,910	\$3.13
1	Allocation	12-3060-0033-00-4	11/8/2024	\$595,000	24,568	\$447,726	\$595,000	\$76,220	\$3.10
1	Allocation	12-3060-0043-00-0	6/15/2023	\$932,500	18,208	\$831,869	\$932,500	\$119,453	\$6.56
1	Allocation	12-3215-0011-00-8	12/12/2024	\$545,000	12,937	\$478,048	\$545,000	\$69,815	\$5.40
1	Allocation	12-3215-0013-00-1	6/15/2023	\$670,000	13,112	\$583,252	\$670,000	\$85,827	\$6.55
1	Allocation	12-3216-0001-00-1	6/27/2024	\$509,000	13,765	\$476,556	\$509,000	\$65,203	\$4.74
1	Allocation	12-3216-0014-00-5	5/13/2024	\$650,000	15,115	\$640,643	\$650,000	\$83,265	\$5.51
1	Allocation	12-3216-0022-00-8	7/31/2024	\$580,000	14,767	\$494,390	\$580,000	\$74,298	\$5.03
1	Allocation	12-3216-0026-00-3	12/27/2024	\$600,000	19,166	\$513,010	\$600,000	\$76,860	\$4.01
1	Allocation	12-4880-0002-00-2	7/7/2023	\$420,000	12,284	\$333,784	\$420,000	\$53,802	\$4.38
1	Allocation	12-4920-0001-00-9	9/15/2023	\$386,000	15,856	\$322,894	\$386,000	\$49,447	\$3.12
1	Allocation	12-4920-0005-00-4	7/26/2024	\$549,000	13,460	\$476,181	\$549,000	\$70,327	\$5.22
1	Allocation	12-5500-0003-00-7	10/17/2024	\$500,000	39,770	\$627,756	\$500,000	\$64,050	\$1.61
1	Allocation	12-5590-0034-00-5	2/29/2024	\$316,000	21,388	\$241,506	\$316,000	\$40,480	\$1.89
1	Allocation	12-5591-0068-00-5	7/15/2024	\$435,000	13,068	\$360,761	\$435,000	\$55,724	\$4.26
1	Allocation	12-5591-0074-00-5	11/3/2023	\$349,900	13,199	\$284,361	\$349,900	\$44,822	\$3.40
1	Allocation	12-5630-0019-00-9	11/7/2024	\$415,000	16,509	\$369,763	\$415,000	\$53,162	\$3.22
1	Allocation	12-6950-0013-00-0	3/26/2025	\$677,000	19,297	\$427,997	\$677,000	\$86,724	\$4.49
1	Allocation	12-6950-0023-00-5	2/20/2024	\$865,000	23,130	\$860,169	\$865,000	\$110,807	\$4.79
1	Allocation	12-6950-0031-00-8	7/26/2023	\$630,000	18,252	\$567,194	\$630,000	\$80,703	\$4.42
1	Allocation	12-6950-0036-00-0	7/1/2024	\$589,900	27,878	\$447,126	\$589,900	\$75,566	\$2.71
1	Allocation	12-7190-0016-00-2	5/19/2023	\$342,000	10,585	\$316,294	\$342,000	\$43,810	\$4.14
1	Allocation	12-7260-0012-00-1	8/2/2024	\$657,500	51,314	\$516,862	\$657,500	\$84,226	\$1.64
1	Allocation	12-8720-0002-00-4	6/12/2023	\$360,000	16,901	\$387,654	\$360,000	\$46,116	\$2.73
1	Allocation	12-8720-0009-00-9	2/2/2024	\$421,000	12,023	\$379,208	\$421,000	\$53,930	\$4.49
1	Allocation	12-8790-0006-00-1	8/8/2023	\$581,500	16,335	\$523,889	\$581,500	\$74,490	\$4.56
1	Allocation	12-8790-0008-00-3	4/25/2023	\$102,500	35,545	\$592,152	\$102,500	\$13,130	\$0.37
1	Allocation	12-8790-0012-00-1	7/7/2023	\$628,300	30,100	\$557,010	\$628,300	\$80,485	\$2.67
1	Allocation	12-8790-0014-00-3	1/25/2024	\$534,000	18,165	\$507,763	\$534,000	\$68,405	\$3.77
1	Allocation	12-8790-0028-00-4	5/8/2023	\$612,500	14,985	\$617,502	\$612,500	\$78,461	\$5.24
1	Allocation	12-8900-0010-00-5	7/10/2024	\$547,000	22,128	\$510,167	\$547,000	\$70,071	\$3.17
1	Allocation	12-8900-0020-00-1	11/25/2024	\$600,000	26,223	\$569,991	\$600,000	\$76,860	\$2.93
1	Allocation	12-8900-0037-00-1	7/25/2023	\$470,000	16,901	\$489,700	\$470,000	\$60,207	\$3.56
1	Allocation	12-8900-0039-00-3	11/27/2024	\$460,000	16,640	\$411,746	\$460,000	\$58,926	\$3.54
1	Allocation	12-8900-0062-00-5	10/4/2024	\$430,000	16,074	\$419,155	\$430,000	\$55,083	\$3.43

1	Allocation	12-8900-0069-00-0	11/21/2023	\$579,500	24,568	\$528,945	\$579,500	\$74,234	\$3.02
1	Allocation	12-8900-0076-00-6	7/17/2024	\$455,000	15,115	\$380,053	\$455,000	\$58,286	\$3.86
1	Allocation	12-8900-0084-00-9	4/14/2023	\$424,000	16,248	\$371,982	\$424,000	\$54,314	\$3.34
1	Allocation	12-8900-0088-00-4	1/24/2025	\$430,000	13,852	\$366,250	\$430,000	\$55,083	\$3.98
1	Allocation	12-8900-0103-00-3	8/16/2024	\$425,000	15,987	\$369,794	\$425,000	\$54,443	\$3.41
1	Allocation	12-8900-0116-00-8	9/29/2023	\$455,000	15,202	\$363,206	\$455,000	\$58,286	\$3.83
1	Allocation	12-8901-0121-00-0	6/24/2024	\$545,000	16,291	\$506,713	\$545,000	\$69,815	\$4.29
1	Allocation	12-8901-0122-00-6	1/8/2024	\$421,000	24,132	\$352,567	\$421,000	\$53,930	\$2.23
1	Allocation	12-8901-0130-00-9	1/12/2024	\$481,500	15,290	\$451,099	\$481,500	\$61,680	\$4.03
1	Allocation	12-8901-0132-00-1	1/10/2024	\$460,000	15,290	\$379,165	\$460,000	\$58,926	\$3.85
1	Allocation	12-8901-0167-00-0	10/10/2024	\$420,000	15,507	\$350,162	\$420,000	\$53,802	\$3.47
1	Allocation	12-8901-0168-00-6	8/6/2024	\$520,000	16,117	\$519,141	\$520,000	\$66,612	\$4.13
1	Allocation	12-8901-0169-00-2	9/13/2024	\$470,000	17,380	\$447,967	\$470,000	\$60,207	\$3.46
1	Allocation	12-8901-0176-00-9	6/14/2024	\$400,000	16,291	\$357,049	\$400,000	\$51,240	\$3.15
1	Allocation	12-8901-0187-00-1	3/7/2025	\$535,000	16,901	\$511,555	\$535,000	\$68,534	\$4.06
1	Allocation	12-8901-0200-00-7	5/23/2024	\$509,000	15,812	\$514,516	\$509,000	\$65,203	\$4.12
1	Allocation	12-8901-0212-00-5	7/19/2024	\$64,000	15,507	\$151,876	\$64,000	\$8,198	\$0.53
1	Allocation	12-8901-0219-00-0	5/20/2024	\$510,000	24,655	\$436,525	\$510,000	\$65,331	\$2.65
1	Allocation	45-0021-0008-30-9	7/15/2024	\$505,000	23,000	\$440,784	\$505,000	\$64,691	\$2.81
1	Allocation	45-0021-0008-33-3	1/10/2025	\$515,000	31,058	\$407,387	\$515,000	\$65,972	\$2.12
1	Allocation	45-3050-0002-00-9	3/22/2024	\$480,000	18,644	\$415,978	\$480,000	\$61,488	\$3.30
1	Allocation	45-3050-0011-00-8	1/3/2025	\$508,000	41,469	\$471,039	\$508,000	\$65,075	\$1.57
1	Allocation	45-4800-0015-00-3	7/28/2023	\$43,000	26,005	\$233,219	\$43,000	\$5,508	\$0.21
1	Allocation	45-4800-0017-00-6	7/18/2023	\$43,000	12,415	\$258,785	\$43,000	\$5,508	\$0.44
1	Allocation	45-4800-0018-00-2	11/15/2023	\$260,000	11,500	\$198,642	\$260,000	\$33,306	\$2.90

Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	5,791.69	43,560	1.000	1.63	\$71,003	\$71,003
B:	-0.7651	65,340	1.500	1.2	\$52,272	\$78,408
		87,120	2.000	0.96	\$41,818	\$83,635
		108,900	2.500	0.81	\$35,284	\$88,209
		130,680	3.000	0.71	\$30,928	\$92,783
		174,240	4.000	0.57	\$24,829	\$99,317
		217,800	5.000	0.48	\$20,909	\$104,544
		304,920	7.000	0.37	\$16,117	\$112,820
		435,600	10.000	0.28	\$12,197	\$121,968
		653,400	15.000	0.21	\$9,148	\$137,214
		871,200	20.000	0.17	\$7,405	\$148,104
		1,089,000	25.000	0.14	\$6,098	\$152,460
		1,306,800	30.000	0.12	\$5,227	\$156,816
		1,742,400	40.000	0.1	\$4,356	\$174,240
		2,178,000	50.000	0.08	\$3,485	\$174,240
		4,356,000	100.000	0.05	\$2,178	\$217,800

Used (Concluded Land Value)						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	7,200.00	43,560	1.000	1.73	\$75,359	\$75,359
B:	-0.7800	65,340	1.500	1.26	\$54,886	\$82,328
		87,120	2.000	1.01	\$43,996	\$87,991
		108,900	2.500	0.85	\$37,026	\$92,565
		130,680	3.000	0.74	\$32,234	\$96,703
		174,240	4.000	0.59	\$25,700	\$102,802
		217,800	5.000	0.49	\$21,344	\$106,722
		304,920	7.000	0.38	\$16,553	\$115,870
		435,600	10.000	0.29	\$12,632	\$126,324
		653,400	15.000	0.21	\$9,148	\$137,214
		871,200	20.000	0.17	\$7,405	\$148,104
		1,089,000	25.000	0.14	\$6,098	\$152,460
		1,306,800	30.000	0.12	\$5,227	\$156,816
		1,742,400	40.000	0.1	\$4,356	\$174,240
		2,178,000	50.000	0.08	\$3,485	\$174,240
		4,356,000	100.000	0.05	\$2,178	\$217,800

Workbook Version:	v2.0.2
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Will discontinue on:	June 1, 2026	(229 Days Remaining)
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Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template
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<-copy

Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
Is determined in Allocation Settings	
21.06%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above.

This workbook will adjust outside sale prices to the study midpoint: 03/31/2024.

This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Variables for prior year trendline	
(Optional feature) $(Y=A*X^B)$	
A:	1,122.05
B:	-0.4932

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
Optional but helpful

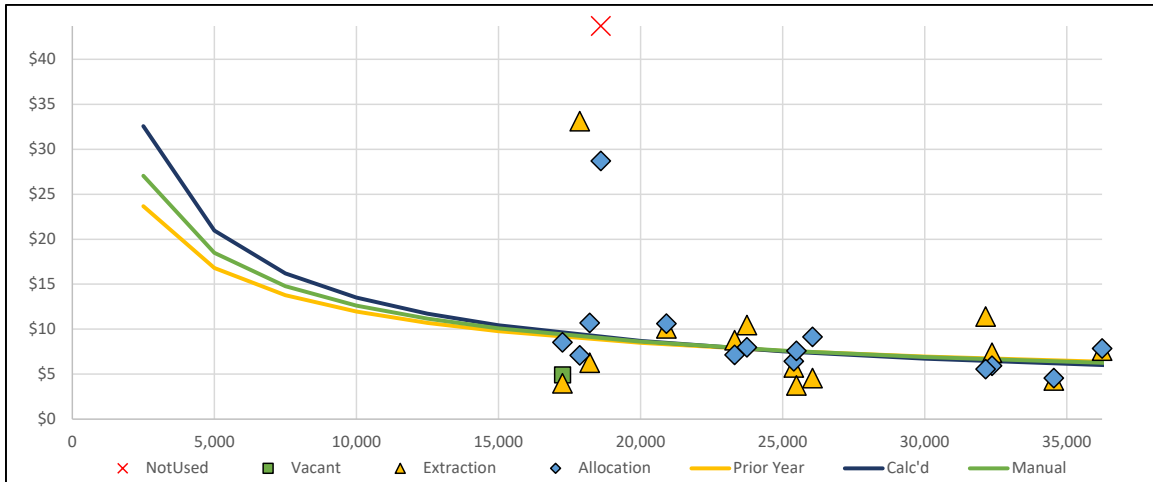
Starting Stats	
Min:	9.78%
Max:	98.61%
Mean:	26.84%
Median:	20.24%
StDev:	22.67%
COD (median):	60.76%
COV (mean):	84.46%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	4.17%	
Max Land% Allowed:	42.91%	
Prior Year (Optional):	0.00%	<-(Global Setup)
Current year starting:	25.67%	
Current year conclusion:	21.06%	21.06%

Stats After Removals	
Min:	9.78%
Max:	32.06%
Mean:	19.50%
Median:	19.97%
StDev:	7.19%
COD (median):	29.41%
COV (mean):	36.87%

^Manual Override^ ^ Calculated # ^

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	Land Residual	Land %
s001_E	1	Extraction	12-0016-0005-03-1	9/23/2022	\$1,350,000	36,242	\$1,074,081	\$275,919	20.44%
s003_E	1	Extraction	12-7310-0013-00-8	5/8/2024	\$746,400	34,543	\$597,896	\$148,504	19.90%
s004_E	1	Extraction	12-7310-0015-00-1	7/12/2022	\$910,000	32,365	\$671,570	\$238,430	26.20%
s005_E	0	Extraction	12-7310-0029-00-1	8/23/2024	\$850,000	32,147	\$483,420	\$366,580	43.13%
s006_E	0	Extraction	12-7310-0031-01-4	11/2/2022	\$600,000	17,860	\$8,330	\$591,670	98.61%
s007_E	1	Extraction	12-7315-0005-00-6	7/30/2024	\$1,054,500	20,909	\$843,307	\$211,193	20.03%
s008_E	1	Extraction	12-7315-0016-00-8	5/24/2023	\$900,000	23,740	\$651,466	\$248,534	27.61%
s009_E	1	Extraction	12-7315-0020-00-5	3/12/2024	\$700,000	17,250	\$631,569	\$68,431	9.78%
s010_E	1	Extraction	12-7325-0006-00-0	4/15/2022	\$790,000	23,305	\$585,522	\$204,478	25.88%
s011_E	1	Extraction	12-8626-0018-00-1	8/23/2024	\$2,535,000	18,600	\$1,722,257	\$812,743	32.06%
s012_E	1	Extraction	12-8627-0021-00-0	9/15/2023	\$775,000	25,395	\$629,305	\$145,695	18.80%
s013_E	1	Extraction	12-8627-0022-00-6	5/31/2024	\$1,130,000	26,049	\$1,011,266	\$118,734	10.51%
s014_E	1	Extraction	12-8627-0023-00-2	12/19/2024	\$917,500	25,483	\$822,144	\$95,356	10.39%
s015_E	1	Extraction	12-8627-0033-00-8	3/29/2023	\$925,000	18,208	\$810,776	\$114,224	12.35%



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-7300-0012-07-1	10/20/2022	\$85,000	17,250	\$0	\$85,000	\$85,000	\$4.93
1	Extraction	12-0016-0005-03-1	9/23/2022	\$1,350,000	36,242	\$1,074,081	\$1,350,000	\$275,919	\$7.61
1	Extraction	12-7310-0013-00-8	5/8/2024	\$746,400	34,543	\$597,896	\$746,400	\$148,504	\$4.30
1	Extraction	12-7310-0015-00-1	7/12/2022	\$910,000	32,365	\$671,570	\$910,000	\$238,430	\$7.37
1	Extraction	12-7310-0029-00-1	8/23/2024	\$850,000	32,147	\$483,420	\$850,000	\$366,580	\$11.40
1	Extraction	12-7310-0031-01-4	11/2/2022	\$600,000	17,860	\$8,330	\$600,000	\$591,670	\$33.13
1	Extraction	12-7315-0005-00-6	7/30/2024	\$1,054,500	20,909	\$843,307	\$1,054,500	\$211,193	\$10.10
1	Extraction	12-7315-0016-00-8	5/24/2023	\$900,000	23,740	\$651,466	\$900,000	\$248,534	\$10.47
1	Extraction	12-7315-0020-00-5	3/12/2024	\$700,000	17,250	\$631,569	\$700,000	\$68,431	\$3.97
1	Extraction	12-7325-0006-00-0	4/15/2022	\$790,000	23,305	\$585,522	\$790,000	\$204,478	\$8.77
0	Extraction	12-8626-0018-00-1	8/23/2024	\$2,535,000	18,600	\$1,722,257	\$2,535,000	\$812,743	\$43.70
1	Extraction	12-8627-0021-00-0	9/15/2023	\$775,000	25,395	\$629,305	\$775,000	\$145,695	\$5.74
1	Extraction	12-8627-0022-00-6	5/31/2024	\$1,130,000	26,049	\$1,011,266	\$1,130,000	\$118,734	\$4.56
1	Extraction	12-8627-0023-00-2	12/19/2024	\$917,500	25,483	\$822,144	\$917,500	\$95,356	\$3.74
1	Extraction	12-8627-0033-00-8	3/29/2023	\$925,000	18,208	\$810,776	\$925,000	\$114,224	\$6.27
1	Allocation	12-0016-0005-03-1	9/23/2022	\$1,350,000	36,242	\$1,074,081	\$1,350,000	\$284,310	\$7.84
1	Allocation	12-7310-0013-00-8	5/8/2024	\$746,400	34,543	\$597,896	\$746,400	\$157,192	\$4.55
1	Allocation	12-7310-0015-00-1	7/12/2022	\$910,000	32,365	\$671,570	\$910,000	\$191,646	\$5.92
1	Allocation	12-7310-0029-00-1	8/23/2024	\$850,000	32,147	\$483,420	\$850,000	\$179,010	\$5.57
1	Allocation	12-7310-0031-01-4	11/2/2022	\$600,000	17,860	\$8,330	\$600,000	\$126,360	\$7.08
1	Allocation	12-7315-0005-00-6	7/30/2024	\$1,054,500	20,909	\$843,307	\$1,054,500	\$222,078	\$10.62
1	Allocation	12-7315-0016-00-8	5/24/2023	\$900,000	23,740	\$651,466	\$900,000	\$189,540	\$7.98
1	Allocation	12-7315-0020-00-5	3/12/2024	\$700,000	17,250	\$631,569	\$700,000	\$147,420	\$8.55
1	Allocation	12-7325-0006-00-0	4/15/2022	\$790,000	23,305	\$585,522	\$790,000	\$166,374	\$7.14
1	Allocation	12-8626-0018-00-1	8/23/2024	\$2,535,000	18,600	\$1,722,257	\$2,535,000	\$533,871	\$28.70
1	Allocation	12-8627-0021-00-0	9/15/2023	\$775,000	25,395	\$629,305	\$775,000	\$163,215	\$6.43
1	Allocation	12-8627-0022-00-6	5/31/2024	\$1,130,000	26,049	\$1,011,266	\$1,130,000	\$237,978	\$9.14
1	Allocation	12-8627-0023-00-2	12/19/2024	\$917,500	25,483	\$822,144	\$917,500	\$193,226	\$7.58

v=A*X*B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)			
	Sq/F	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change	
2,500	\$23.67	\$59,175	\$32.57	\$81,425	37.60%	\$27.05	\$67,625	14.28%		
5,000	\$16.81	\$84,050	\$20.97	\$104,850	24.75%	\$18.48	\$92,400	9.93%		
7,500	\$13.77	\$103,275	\$16.20	\$121,500	17.65%	\$14.78	\$110,850	7.33%		
10,000	\$11.95	\$119,500	\$13.50	\$135,000	12.97%	\$12.62	\$126,200	5.61%		
12,500	\$10.70	\$133,750	\$11.71	\$146,375	9.44%	\$11.16	\$139,500	4.30%		
15,000	\$9.78	\$146,700	\$10.43	\$156,450	6.65%	\$10.10	\$151,500	3.27%		
20,000	\$8.49	\$169,800	\$8.69	\$173,800	2.36%	\$8.62	\$172,400	1.53%		
25,000	\$7.60	\$190,000	\$7.54	\$188,500	-0.79%	\$7.62	\$190,500	0.26%		
30,000	\$6.95	\$208,500	\$6.72	\$201,600	-3.31%	\$6.90	\$207,000	-0.72%		
40,000	\$6.03	\$241,200	\$5.59	\$223,600	-7.30%	\$5.89	\$235,600	-2.32%		
50,000	\$5.40	\$270,000	\$4.85	\$242,500	-10.19%	\$5.21	\$260,500	-3.52%		
60,000	\$4.94	\$296,400	\$4.32	\$259,200	-12.55%	\$4.71	\$282,600	-4.66%		
87,120	\$4.11	\$358,063	\$3.41	\$297,079	-17.03%	\$3.84	\$334,541	-6.57%		
130,680	\$3.36	\$439,085	\$2.64	\$344,995	-21.43%	\$3.07	\$401,188	-8.63%		
174,240	\$2.92	\$508,781	\$2.20	\$383,328	-24.66%	\$2.62	\$456,509	-10.27%		
217,800	\$2.61	\$568,458	\$1.91	\$415,998	-26.82%	\$2.32	\$505,296	-11.11%		
435,600	\$1.86	\$810,216	\$1.23	\$535,788	-33.87%	\$1.58	\$688,248	-15.05%		
653,400	\$1.52	\$993,168	\$0.95	\$620,730	-37.50%	\$1.27	\$829,818	-16.45%		
871,200	\$1.32	\$1,149,984	\$0.79	\$688,248	-40.15%	\$1.08	\$940,896	-18.18%		
1,089,000	\$1.18	\$1,285,020	\$0.69	\$751,410	-41.53%	\$0.96	\$1,045,440	-18.64%		
Refresh Data	A= 1122.05 B= -0.4932		A*B: 4.697.03		-0.6354		A*B: 2,000.00		-0.5500	
	Set X and Y maximums for chart for zoom control									
	X Max:		36,242		(1 to 36,242)		Y Max:		\$43.70 (\$1 to \$43.70)	
	Land Allocation %:		21.06%		Calculated Allocation %:		21.06%			

1	Allocation	12-8627-0033-00-8	3/29/2023	\$925,000	18,208	\$810,776	\$925,000	\$194,805	\$10.70
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Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	4,697.03	43,560	1.000	5.3	\$230,868	\$230,868
B:	-0.6354	65,340	1.500	4.1	\$178,596	\$267,894
		87,120	2.000	3.41	\$148,540	\$297,079
		108,900	2.500	2.96	\$128,938	\$322,344
		130,680	3.000	2.64	\$114,998	\$344,995
		174,240	4.000	2.2	\$95,832	\$383,328
		217,800	5.000	1.91	\$83,200	\$415,998
		304,920	7.000	1.54	\$67,082	\$469,577
		435,600	10.000	1.23	\$53,579	\$535,788
		653,400	15.000	0.95	\$41,382	\$620,730
		871,200	20.000	0.79	\$34,412	\$688,248
		1,089,000	25.000	0.69	\$30,056	\$751,410
		1,306,800	30.000	0.61	\$26,572	\$797,148
		1,742,400	40.000	0.51	\$22,216	\$888,624
		2,178,000	50.000	0.44	\$19,166	\$958,320
		4,356,000	100.000	0.28	\$12,197	\$1,219,680

Used (Concluded Land Value)						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	2,000.00	43,560	1.000	5.62	\$244,807	\$244,807
B:	-0.5500	65,340	1.500	4.49	\$195,584	\$293,377
		87,120	2.000	3.84	\$167,270	\$334,541
		108,900	2.500	3.39	\$147,668	\$369,171
		130,680	3.000	3.07	\$133,729	\$401,188
		174,240	4.000	2.62	\$114,127	\$456,509
		217,800	5.000	2.32	\$101,059	\$505,296
		304,920	7.000	1.93	\$84,071	\$588,496
		435,600	10.000	1.58	\$68,825	\$688,248
		653,400	15.000	1.27	\$55,321	\$829,818
		871,200	20.000	1.08	\$47,045	\$940,896
		1,089,000	25.000	0.96	\$41,818	\$1,045,440
		1,306,800	30.000	0.87	\$37,897	\$1,136,916
		1,742,400	40.000	0.74	\$32,234	\$1,289,376
		2,178,000	50.000	0.65	\$28,314	\$1,415,700
		4,356,000	100.000	0.45	\$19,602	\$1,960,200

Workbook Version:	v2.0.2
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Will discontinue on:	June 1, 2026	(229 Days Remaining)
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Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template
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Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
<i>Is determined in Allocation Settings</i>	
8.35%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

<i>Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above. This workbook will adjust outside sale prices to the study midpoint: 03/31/2024. This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.</i>
--

Variables for prior year trendline	
<i>(Optional feature) $(Y=A * X^B)$</i>	
A:	1,900.00
B:	-0.6350

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
<i>Optional but helpful</i>

Starting Stats	
Min:	3.98%
Max:	55.84%
Mean:	26.25%
Median:	18.93%
StDev:	26.69%
COD (median):	91.32%
COV (mean):	101.68%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	-0.44%
Max Land% Allowed:	45.62%
Prior Year (Optional):	0.00%
Current year starting:	19.40%
Current year conclusion:	8.35%

<-edit

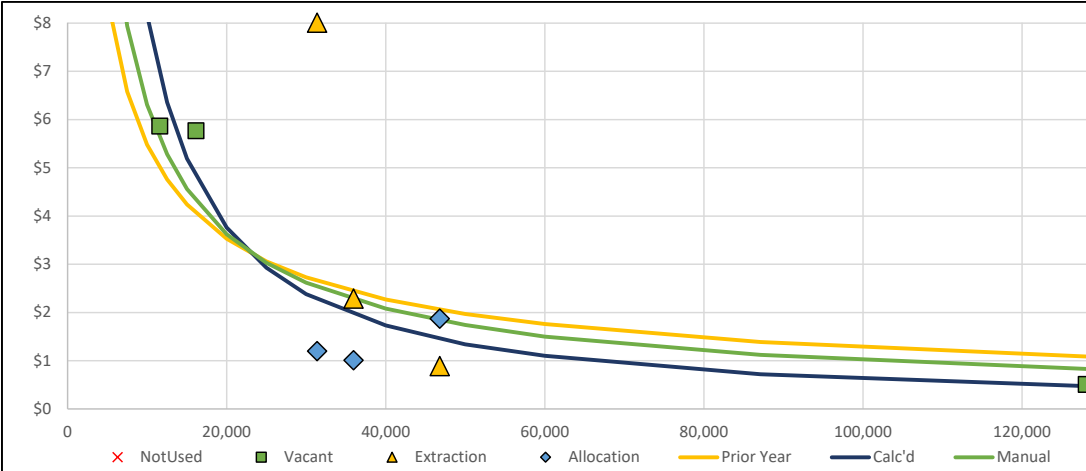
<-edit

<-(Global Setup)

8.35%

Stats After Removals	
Min:	3.98%
Max:	18.93%
Mean:	11.46%
Median:	11.46%
StDev:	7.48%
COD (median):	65.23%
COV (mean):	65.27%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	Land Residual	Land %
s001_E	1	Extraction	12-0016-0013-14-0	8/29/2023	\$434,000	35,937	\$351,850	\$82,150	18.93%
s003_E	1	Extraction	12-0020-0001-39-0	10/10/2022	\$1,050,000	46,783	\$1,008,174	\$41,826	3.98%
s005_E	0	Extraction	12-0029-0012-00-5	7/1/2024	\$450,000	31,363	\$198,715	\$251,285	55.84%



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0016-0020-20-0	4/16/2024	\$93,000	16,117	\$0	\$93,000	\$93,000	\$5.77
1	Vacant	12-0021-0035-03-4	3/27/2024	\$65,000	128,066	\$0	\$65,000	\$65,000	\$0.51
1	Vacant	12-4940-0066-00-8	9/2/2022	\$68,000	11,587	\$0	\$68,000	\$68,000	\$5.87
1	Extraction	12-0016-0013-14-0	8/29/2023	\$434,000	35,937	\$351,850	\$434,000	\$82,150	\$2.29
1	Extraction	12-0020-0001-39-0	10/10/2022	\$1,050,000	46,783	\$1,008,174	\$1,050,000	\$41,826	\$0.89
1	Extraction	12-0029-0012-00-5	7/1/2024	\$450,000	31,363	\$198,715	\$450,000	\$251,285	\$8.01
1	Allocation	12-0016-0013-14-0	8/29/2023	\$434,000	35,937	\$351,850	\$434,000	\$36,239	\$1.01
1	Allocation	12-0020-0001-39-0	10/10/2022	\$1,050,000	46,783	\$1,008,174	\$1,050,000	\$87,675	\$1.87
1	Allocation	12-0029-0012-00-5	7/1/2024	\$450,000	31,363	\$198,715	\$450,000	\$37,575	\$1.20

v=A**X^B			Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change			
2,500	\$13.21	\$33,025	\$38.69	\$96,725	192.88%	\$19.13	\$47,825	44.81%			
5,000	\$8.51	\$42,550	\$17.78	\$88,900	108.93%	\$10.99	\$54,950	29.14%			
7,500	\$6.58	\$49,350	\$11.29	\$84,675	71.58%	\$7.94	\$59,550	20.67%			
10,000	\$5.48	\$54,800	\$8.17	\$81,700	49.09%	\$6.31	\$63,100	15.15%			
12,500	\$4.76	\$59,500	\$6.36	\$79,500	33.61%	\$5.28	\$66,000	10.92%			
15,000	\$4.24	\$63,600	\$5.19	\$77,850	22.41%	\$4.56	\$68,400	7.55%			
20,000	\$3.53	\$70,600	\$3.76	\$75,200	6.52%	\$3.62	\$72,400	2.55%			
25,000	\$3.06	\$76,500	\$2.93	\$73,250	-4.25%	\$3.03	\$75,750	-0.98%			
30,000	\$2.73	\$81,900	\$2.38	\$71,400	-12.82%	\$2.62	\$78,600	-4.03%			
40,000	\$2.27	\$90,800	\$1.73	\$69,200	-23.79%	\$2.08	\$83,200	-8.37%			
50,000	\$1.97	\$98,500	\$1.34	\$67,000	-31.98%	\$1.74	\$87,000	-11.68%			
60,000	\$1.76	\$105,600	\$1.10	\$66,000	-37.50%	\$1.50	\$90,000	-14.77%			
87,120	\$1.39	\$121,097	\$0.72	\$62,726	-48.20%	\$1.12	\$97,574	-19.42%			
130,680	\$1.07	\$139,828	\$0.46	\$60,113	-57.01%	\$0.81	\$105,851	-24.30%			
174,240	\$0.89	\$155,074	\$0.33	\$57,499	-62.92%	\$0.64	\$111,514	-28.09%			
217,800	\$0.77	\$167,706	\$0.26	\$56,628	-66.23%	\$0.54	\$117,612	-29.87%			
435,600	\$0.50	\$217,800	\$0.12	\$52,272	-76.00%	\$0.31	\$135,036	-38.00%			
653,400	\$0.39	\$254,826	\$0.08	\$52,272	-79.49%	\$0.22	\$143,748	-43.59%			
871,200	\$0.32	\$278,784	\$0.05	\$43,560	-84.38%	\$0.18	\$156,816	-43.75%			
1,089,000	\$0.28	\$304,920	\$0.04	\$43,560	-85.71%	\$0.15	\$163,350	-46.43%			
Refresh Data		A= 1900	B= -0.635	A&B: 250,070.01	-1.1214	A&B: 10,000.00	-0.8000				
Set X and Y maximums for chart for zoom control		-- Button									
		X Max:	128,066	(1 to 128,066)	Y Max:	\$8.01	(\$1 to \$8.01)				
Land Allocation %:		8.35%		Calculated Allocation %:			8.35%				

Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	#####	43,560	1.000	1.57	\$68,389	\$68,389
B:	-1.1214	65,340	1.500	1	\$43,560	\$65,340
		87,120	2.000	0.72	\$31,363	\$62,726
		108,900	2.500	0.56	\$24,394	\$60,984
		130,680	3.000	0.46	\$20,038	\$60,113
		174,240	4.000	0.33	\$14,375	\$57,499
		217,800	5.000	0.26	\$11,326	\$56,628
		304,920	7.000	0.18	\$7,841	\$54,886
		435,600	10.000	0.12	\$5,227	\$52,272
		653,400	15.000	0.08	\$3,485	\$52,272
		871,200	20.000	0.05	\$2,178	\$43,560
		1,089,000	25.000	0.04	\$1,742	\$43,560
		1,306,800	30.000	0.03	\$1,307	\$39,204
		1,742,400	40.000	0.03	\$1,307	\$52,272
		2,178,000	50.000	0.02	\$871	\$43,560
		4,356,000	100.000	0.01	\$436	\$43,560

Used (Concluded Land Value)						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	10,000.00	43,560	1.000	1.94	\$84,506	\$84,506
B:	-0.8000	65,340	1.500	1.41	\$61,420	\$92,129
		87,120	2.000	1.12	\$48,787	\$97,574
		108,900	2.500	0.93	\$40,511	\$101,277
		130,680	3.000	0.81	\$35,284	\$105,851
		174,240	4.000	0.64	\$27,878	\$111,514
		217,800	5.000	0.54	\$23,522	\$117,612
		304,920	7.000	0.41	\$17,860	\$125,017
		435,600	10.000	0.31	\$13,504	\$135,036
		653,400	15.000	0.22	\$9,583	\$143,748
		871,200	20.000	0.18	\$7,841	\$156,816
		1,089,000	25.000	0.15	\$6,534	\$163,350
		1,306,800	30.000	0.13	\$5,663	\$169,884
		1,742,400	40.000	0.1	\$4,356	\$174,240
		2,178,000	50.000	0.09	\$3,920	\$196,020
		4,356,000	100.000	0.05	\$2,178	\$217,800

Workbook Version:	v2.0.2
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Will discontinue on:	June 1, 2026	(229 Days Remaining)
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Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template
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<-copy

Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
Is determined in Allocation Settings	
46.73%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above.

This workbook will adjust outside sale prices to the study midpoint: 03/31/2024.

This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Variables for prior year trendline	
(Optional feature) $(Y=A*X^B)$	
A:	15,425.01
B:	-0.6528

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
Optional but helpful

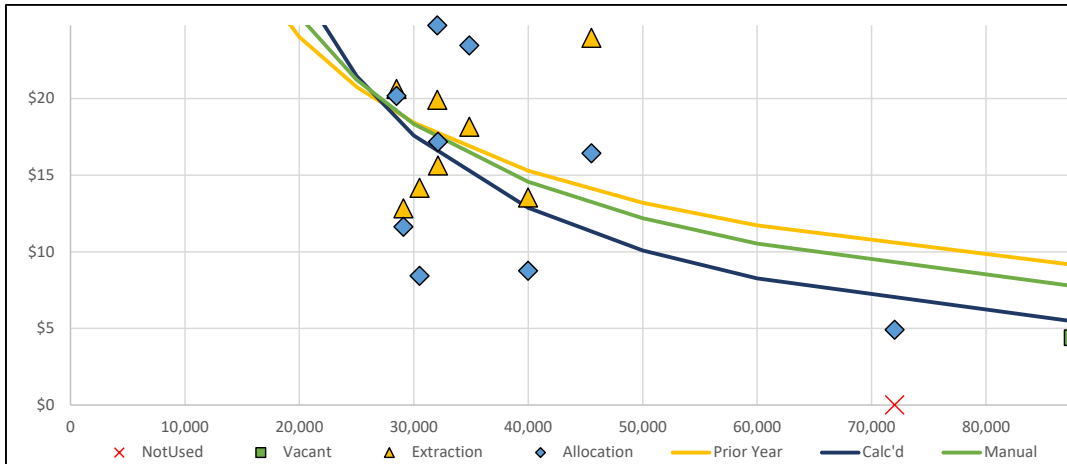
Starting Stats	
Min:	0.10%
Max:	78.63%
Mean:	48.29%
Median:	47.75%
StDev:	23.76%
COD (median):	35.88%
COV (mean):	49.20%

Standard Deviations to Allow		
StDevs Allowed Below Mean:	1.00	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	24.53%	
Max Land% Allowed:	71.51%	
Prior Year (Optional):	0.00%	<-(Global Setup)
Current year starting:	46.86%	
Current year conclusion:	46.73%	46.73%

Stats After Removals	
Min:	36.16%
Max:	68.17%
Mean:	47.28%
Median:	45.14%
StDev:	10.77%
COD (median):	18.92%
COV (mean):	22.78%

^Manual Override^ ^ Calculated # ^

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	Land Residual	Land %
s002_E	1	Extraction	12-0020-0011-00-5	11/28/2022	\$1,180,000	32,104	\$678,168	\$501,832	42.53%
s003_E	1	Extraction	12-0020-0013-01-6	7/27/2022	\$1,230,000	28,488	\$642,638	\$587,362	47.75%
s004_E	1	Extraction	12-0020-0013-02-4	4/1/2022	\$724,900	29,098	\$351,224	\$373,676	51.55%
s005_E	1	Extraction	12-0020-0013-03-2	8/31/2023	\$1,700,000	32,060	\$1,061,784	\$638,216	37.54%
s006_E	1	Extraction	12-0029-0009-07-1	6/13/2022	\$1,750,000	34,848	\$1,117,235	\$632,765	36.16%
s007_E	0	Extraction	12-0029-0009-30-6	7/26/2023	\$550,000	30,492	\$117,546	\$432,454	78.63%
s008_E	1	Extraction	12-2750-0040-01-1	7/31/2024	\$1,600,000	45,520	\$509,311	\$1,090,689	68.17%
s009_E	0	Extraction	12-4940-0015-01-2	6/15/2023	\$757,000	72,005	\$756,229	\$771	0.10%
s010_E	0	Extraction	12-8600-0006-00-9	10/18/2022	\$750,000	39,988	\$208,540	\$541,460	72.19%



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0020-0001-30-1	10/3/2023	\$385,000	87,512	\$0	\$385,000	\$385,000	\$4.40
1	Extraction	12-0020-0011-00-5	11/28/2022	\$1,180,000	32,104	\$678,168	\$1,180,000	\$501,832	\$15.63
1	Extraction	12-0020-0013-01-6	7/27/2022	\$1,230,000	28,488	\$642,638	\$1,230,000	\$587,362	\$20.62
1	Extraction	12-0020-0013-02-4	4/1/2022	\$724,900	29,098	\$351,224	\$724,900	\$373,676	\$12.84
1	Extraction	12-0020-0013-03-2	8/31/2023	\$1,700,000	32,060	\$1,061,784	\$1,700,000	\$638,216	\$19.91
1	Extraction	12-0029-0009-07-1	6/13/2022	\$1,750,000	34,848	\$1,117,235	\$1,750,000	\$632,765	\$18.16
1	Extraction	12-0029-0009-30-6	7/26/2023	\$550,000	30,492	\$117,546	\$550,000	\$432,454	\$14.18
1	Extraction	12-2750-0040-01-1	7/31/2024	\$1,600,000	45,520	\$509,311	\$1,600,000	\$1,090,689	\$23.96
0	Extraction	12-4940-0015-01-2	6/15/2023	\$757,000	72,005	\$756,229	\$757,000	\$771	\$0.01
1	Extraction	12-8600-0006-00-9	10/18/2022	\$750,000	39,988	\$208,540	\$750,000	\$541,460	\$13.54
1	Allocation	12-0020-0011-00-5	11/28/2022	\$1,180,000	32,104	\$678,168	\$1,180,000	\$551,414	\$17.18
1	Allocation	12-0020-0013-01-6	7/27/2022	\$1,230,000	28,488	\$642,638	\$1,230,000	\$574,779	\$20.18
1	Allocation	12-0020-0013-02-4	4/1/2022	\$724,900	29,098	\$351,224	\$724,900	\$338,746	\$11.64
1	Allocation	12-0020-0013-03-2	8/31/2023	\$1,700,000	32,060	\$1,061,784	\$1,700,000	\$794,410	\$24.78
1	Allocation	12-0029-0009-07-1	6/13/2022	\$1,750,000	34,848	\$1,117,235	\$1,750,000	\$817,775	\$23.47
1	Allocation	12-0029-0009-30-6	7/26/2023	\$550,000	30,492	\$117,546	\$550,000	\$257,015	\$8.43
1	Allocation	12-2750-0040-01-1	7/31/2024	\$1,600,000	45,520	\$509,311	\$1,600,000	\$747,680	\$16.43
1	Allocation	12-4940-0015-01-2	6/15/2023	\$757,000	72,005	\$756,229	\$757,000	\$353,746	\$4.91
1	Allocation	12-8600-0006-00-9	10/18/2022	\$750,000	39,988	\$208,540	\$750,000	\$350,475	\$8.76

v=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$93.34	\$233,350	#####	\$657,625	181.82%	\$133.89	\$334,725	43.44%	
5,000	\$59.37	\$296,850	#####	\$618,500	108.35%	\$76.90	\$384,500	29.53%	
7,500	\$45.56	\$341,700	\$79.56	\$596,700	74.63%	\$55.60	\$417,000	22.04%	
10,000	\$37.76	\$377,600	\$58.17	\$581,700	54.05%	\$44.17	\$441,700	16.98%	
12,500	\$32.64	\$408,000	\$45.63	\$570,375	39.80%	\$36.95	\$461,875	13.20%	
15,000	\$28.98	\$434,700	\$37.41	\$561,150	29.09%	\$31.93	\$478,950	10.18%	
20,000	\$24.02	\$480,400	\$27.35	\$547,000	13.86%	\$25.37	\$507,400	5.62%	
25,000	\$20.76	\$519,000	\$21.46	\$536,500	3.37%	\$21.22	\$530,500	2.22%	
30,000	\$18.43	\$552,900	\$17.59	\$527,700	-4.56%	\$18.34	\$550,200	-0.49%	
40,000	\$15.28	\$611,200	\$12.86	\$514,400	-15.84%	\$14.57	\$582,800	-4.65%	
50,000	\$13.20	\$660,000	\$10.09	\$504,500	-23.56%	\$12.19	\$609,500	-7.65%	
60,000	\$11.72	\$703,200	\$8.27	\$496,200	-29.44%	\$10.53	\$631,800	-10.15%	
87,120	\$9.19	\$800,633	\$5.51	\$480,031	-40.04%	\$7.82	\$681,278	-14.91%	
130,680	\$7.05	\$921,294	\$3.55	\$463,914	-49.65%	\$5.65	\$738,342	-19.86%	
174,240	\$5.85	\$1,019,304	\$2.59	\$451,282	-55.73%	\$4.49	\$782,338	-23.25%	
217,800	\$5.05	\$1,099,890	\$2.03	\$442,134	-59.80%	\$3.76	\$818,928	-25.54%	
435,600	\$3.21	\$1,398,276	\$0.96	\$418,176	-70.09%	\$2.16	\$940,896	-32.71%	
653,400	\$2.47	\$1,613,898	\$0.61	\$398,574	-75.30%	\$1.56	\$1,019,304	-36.84%	
871,200	\$2.04	\$1,777,248	\$0.45	\$392,040	-77.94%	\$1.24	\$1,080,288	-39.22%	
1,089,000	\$1.77	\$1,927,530	\$0.35	\$381,150	-80.23%	\$1.04	\$1,132,560	-41.24%	
A= 15425.01		B= -0.6528	A&B:	1,314,300.61	-1.0885	A&B:	70,000.00	-0.8000	
Refresh Data	<- Button								
	Set X and Y maximums for chart for zoom control								
	X Max:	87,512	(1 to 87,512)		Y Max:	\$24.78	(\$1 to \$24.78)		
Land Allocation %:	46.73%		Calculated Allocation %:				46.73%		

Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	#####	43,560	1.000	11.72	\$510,523	\$510,523
B:	-1.0885	65,340	1.500	7.54	\$328,442	\$492,664
		87,120	2.000	5.51	\$240,016	\$480,031
		108,900	2.500	4.32	\$188,179	\$470,448
		130,680	3.000	3.55	\$154,638	\$463,914
		174,240	4.000	2.59	\$112,820	\$451,282
		217,800	5.000	2.03	\$88,427	\$442,134
		304,920	7.000	1.41	\$61,420	\$429,937
		435,600	10.000	0.96	\$41,818	\$418,176
		653,400	15.000	0.61	\$26,572	\$398,574
		871,200	20.000	0.45	\$19,602	\$392,040
		1,089,000	25.000	0.35	\$15,246	\$381,150
		1,306,800	30.000	0.29	\$12,632	\$378,972
		1,742,400	40.000	0.21	\$9,148	\$365,904
		2,178,000	50.000	0.17	\$7,405	\$370,260
		4,356,000	100.000	0.08	\$3,485	\$348,480

Used (Concluded Land Value)						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	70,000.00	43,560	1.000	13.61	\$592,852	\$592,852
B:	-0.8000	65,340	1.500	9.84	\$428,630	\$642,946
		87,120	2.000	7.82	\$340,639	\$681,278
		108,900	2.500	6.54	\$284,882	\$712,206
		130,680	3.000	5.65	\$246,114	\$738,342
		174,240	4.000	4.49	\$195,584	\$782,338
		217,800	5.000	3.76	\$163,786	\$818,928
		304,920	7.000	2.87	\$125,017	\$875,120
		435,600	10.000	2.16	\$94,090	\$940,896
		653,400	15.000	1.56	\$67,954	\$1,019,304
		871,200	20.000	1.24	\$54,014	\$1,080,288
		1,089,000	25.000	1.04	\$45,302	\$1,132,560
		1,306,800	30.000	0.9	\$39,204	\$1,176,120
		1,742,400	40.000	0.71	\$30,928	\$1,237,104
		2,178,000	50.000	0.6	\$26,136	\$1,306,800
		4,356,000	100.000	0.34	\$14,810	\$1,481,040

Workbook Version:	v2.0.2
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Will discontinue on:	June 1, 2026	(229 Days Remaining)
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Download Latest:	https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template
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<-copy

Dates for sales period	
Out Year Start:	4/1/2023
Out Year End:	3/31/2024
In Year Start:	4/1/2024
In Year End:	3/31/2025

<-edit (Mar 31,
current year)

Land Allocation %	
Is determined in Allocation Settings	
18.72%	
Prior Yr (optional):	

Monthly Time Adjustment %
0.00%

<-edit

Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above.

This workbook will adjust outside sale prices to the study midpoint: 03/31/2024.

This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.

Variables for prior year trendline	
(Optional feature) $(Y=A * X^B)$	
A:	4,019.61
B:	-0.7369

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x
example

What Land Table is this for?
Optional but helpful

Starting Stats	
Min:	5.93%
Max:	45.97%
Mean:	21.41%
Median:	18.49%
StDev:	11.59%
COD (median):	47.42%
COV (mean):	54.13%

Standard Deviations to Allow	
StDevs Allowed Below Mean:	1.00
StDevs Allowed Above Mean:	1.00
Min Land% Allowed:	9.82%
Max Land% Allowed:	30.08%
Prior Year (Optional):	0.00%
Current year starting:	21.85%
Current year conclusion:	18.72%

<-edit

<-edit

<-(Global Setup)

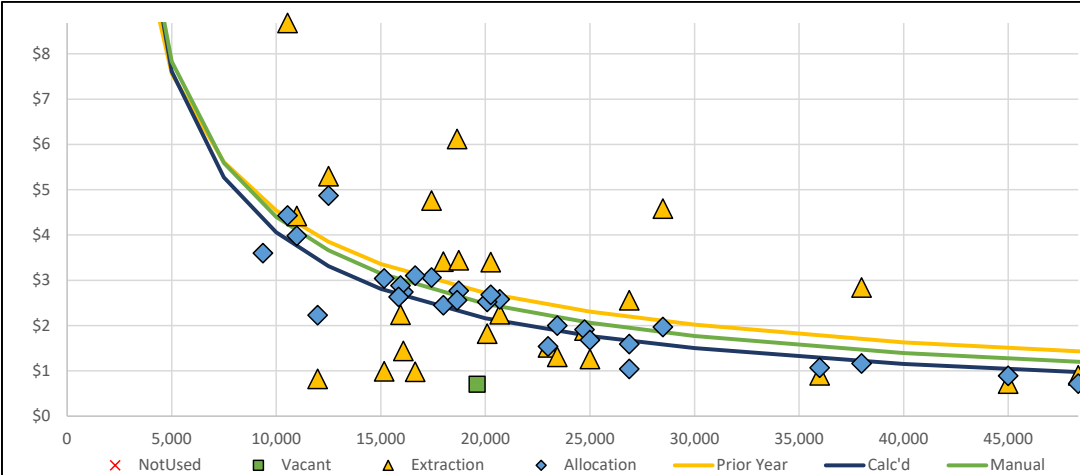
18.72%

Stats After Removals	
Min:	9.85%
Max:	29.13%
Mean:	18.55%
Median:	18.45%
StDev:	5.16%
COD (median):	23.60%
COV (mean):	27.82%

^Manual Override^ ^ Calculated # ^

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	Land Residual	Land %
s001_E	1	Extraction	12-0015-0037-13-0	1/17/2025	\$235,000	17,990	\$173,609	\$61,391	26.12%
s002_E	1	Extraction	12-0015-0039-03-5	6/28/2024	\$253,000	24,742	\$206,219	\$46,781	18.49%
s003_E	0	Extraction	12-0015-0047-00-3	8/16/2024	\$235,000	37,984	\$126,961	\$108,039	45.97%
s004_E	0	Extraction	12-0016-0020-13-8	9/10/2024	\$249,500	10,542	\$157,958	\$91,542	36.69%
s005_E	0	Extraction	12-0021-0029-15-8	8/7/2023	\$300,000	28,488	\$169,597	\$130,403	43.47%
s006_E	1	Extraction	12-0022-0019-01-1	7/7/2023	\$225,000	25,003	\$193,526	\$31,474	13.99%
s007_E	1	Extraction	12-0023-0026-01-5	7/26/2024	\$215,000	44,997	\$182,395	\$32,605	15.17%
s009_E	1	Extraction	12-0028-0007-04-6	7/24/2024	\$277,500	18,731	\$213,000	\$64,500	23.24%
s010_E	0	Extraction	12-0900-0026-00-5	7/19/2024	\$143,000	11,979	\$133,178	\$9,822	6.87%
s011_E	0	Extraction	12-1750-0009-00-2	6/1/2023	\$255,000	18,644	\$140,968	\$114,032	44.72%
s012_E	1	Extraction	12-2650-0028-00-6	8/20/2024	\$325,000	12,502	\$258,692	\$66,308	20.40%
s014_E	1	Extraction	12-2700-0017-01-2	8/2/2023	\$285,000	20,691	\$238,515	\$46,485	16.31%
s015_E	1	Extraction	12-4700-0001-00-1	7/13/2023	\$185,000	48,352	\$141,527	\$43,473	23.50%
s016_E	1	Extraction	12-4700-0037-00-6	10/18/2024	\$205,000	35,981	\$172,790	\$32,210	15.71%
s018_E	0	Extraction	12-4720-0056-00-5	10/27/2023	\$228,000	26,877	\$159,134	\$68,866	30.20%
s019_E	1	Extraction	12-4720-0061-00-9	9/22/2023	\$189,100	23,000	\$154,209	\$34,891	18.45%
s020_E	1	Extraction	12-5280-0025-00-0	12/4/2023	\$233,501	10,977	\$184,993	\$48,508	20.77%
s021_E	1	Extraction	12-5300-0022-00-9	11/8/2024	\$235,000	16,074	\$211,858	\$23,142	9.85%
s022_E	1	Extraction	12-6750-0014-00-3	11/15/2024	\$285,000	17,424	\$201,992	\$83,008	29.13%
s023_E	0	Extraction	12-6800-0002-00-5	10/18/2024	\$246,000	15,159	\$230,962	\$15,038	6.11%
s024_E	0	Extraction	12-6800-0022-00-6	9/26/2023	\$276,000	16,640	\$259,621	\$16,379	5.93%
s025_E	1	Extraction	12-6800-0027-00-8	5/13/2024	\$245,000	15,943	\$209,246	\$35,754	14.59%
s027_E	1	Extraction	12-9700-0013-00-7	3/14/2025	\$270,000	20,081	\$233,522	\$36,478	13.51%
s028_E	1	Extraction	45-0900-0003-00-0	1/24/2025	\$250,000	23,435	\$219,303	\$30,697	12.28%
s029_E	1	Extraction	45-0900-0008-00-1	2/12/2025	\$290,000	20,255	\$221,059	\$68,941	23.77%



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	12-0027-0006-05-0	10/16/2024	\$14,000	19,602	\$0	\$14,000	\$14,000	\$0.71
1	Extraction	12-0015-0037-13-0	1/17/2025	\$235,000	17,990	\$173,609	\$235,000	\$61,391	\$3.41
1	Extraction	12-0015-0039-03-5	6/28/2024	\$253,000	24,742	\$206,219	\$253,000	\$46,781	\$1.89
1	Extraction	12-0015-0047-00-3	8/16/2024	\$235,000	37,984	\$126,961	\$235,000	\$108,039	\$2.84
1	Extraction	12-0016-0020-13-8	9/10/2024	\$249,500	10,542	\$157,958	\$249,500	\$91,542	\$8.68
1	Extraction	12-0021-0029-15-8	8/7/2023	\$300,000	28,488	\$169,597	\$300,000	\$130,403	\$4.58
1	Extraction	12-0022-0019-01-1	7/7/2023	\$225,000	25,003	\$193,526	\$225,000	\$31,474	\$1.26
1	Extraction	12-0023-0026-01-5	7/26/2024	\$215,000	44,997	\$182,395	\$215,000	\$32,605	\$0.72
1	Extraction	12-0028-0007-04-6	7/24/2024	\$277,500	18,731	\$213,000	\$277,500	\$64,500	\$3.44
1	Extraction	12-0900-0026-00-5	7/19/2024	\$143,000	11,979	\$133,178	\$143,000	\$9,822	\$0.82
1	Extraction	12-1750-0009-00-2	6/1/2023	\$255,000	18,644	\$140,968	\$255,000	\$114,032	\$6.12
1	Extraction	12-2650-0028-00-6	8/20/2024	\$325,000	12,502	\$258,692	\$325,000	\$66,308	\$5.30
0	Extraction	12-2650-0037-01-3	5/9/2024	\$180,000	9,365	\$182,149	\$180,000	-\$2,149	(\$0.23)
1	Extraction	12-2700-0017-01-2	8/2/2023	\$285,000	20,691	\$238,515	\$285,000	\$46,485	\$2.25
1	Extraction	12-4700-0001-00-1	7/13/2023	\$185,000	48,352	\$141,527	\$185,000	\$43,473	\$0.90
1	Extraction	12-4700-0037-00-6	10/18/2024	\$205,000	35,981	\$172,790	\$205,000	\$32,210	\$0.90
0	Extraction	12-4720-0056-00-5	5/17/2023	\$150,000	26,877	\$159,134	\$150,000	-\$9,134	(\$0.34)
1	Extraction	12-4720-0056-00-5	10/27/2023	\$228,000	26,877	\$159,134	\$228,000	\$68,866	\$2.56
1	Extraction	12-4720-0061-00-9	9/22/2023	\$189,100	23,000	\$154,209	\$189,100	\$34,891	\$1.52
1	Extraction	12-5280-0025-00-0	12/4/2023	\$233,501	10,977	\$184,993	\$233,501	\$48,508	\$4.42
1	Extraction	12-5300-0022-00-9	11/8/2024	\$235,000	16,074	\$211,858	\$235,000	\$23,142	\$1.44
1	Extraction	12-6750-0014-00-3	11/15/2024	\$285,000	17,424	\$201,992	\$285,000	\$83,008	\$4.76
1	Extraction	12-6800-0002-00-5	10/18/2024	\$246,000	15,159	\$230,962	\$246,000	\$15,038	\$0.99
1	Extraction	12-6800-0022-00-6	9/26/2023	\$276,000	16,640	\$259,621	\$276,000	\$16,379	\$0.98
1	Extraction	12-6800-0027-00-8	5/13/2024	\$245,000	15,943	\$209,246	\$245,000	\$35,754	\$2.24
0	Extraction	12-6800-0028-00-4	1/8/2025	\$222,750	15,856	\$256,953	\$222,750	-\$34,203	(\$2.16)
1	Extraction	12-9700-0013-00-7	3/14/2025	\$270,000	20,081	\$233,522	\$270,000	\$36,478	\$1.82
1	Extraction	45-0900-0003-00-0	1/24/2025	\$250,000	23,435	\$219,303	\$250,000	\$30,697	\$1.31

v=A*X^B	Prior Year		Calculated From Analysis			Used (Concluded Land Values)			
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500		\$12.60	\$31,500	\$14.27	\$35,675	13.25%	\$13.92	\$34,800	10.48%
5,000		\$7.56	\$37,800	\$7.61	\$38,050	0.66%	\$7.83	\$39,150	3.57%
7,500		\$5.61	\$42,075	\$5.27	\$39,525	-6.06%	\$5.59	\$41,925	-0.36%
10,000		\$4.54	\$45,400	\$4.06	\$40,600	-10.57%	\$4.40	\$44,000	-3.08%
12,500		\$3.85	\$48,125	\$3.31	\$41,375	-14.03%	\$3.66	\$45,750	-4.94%
15,000		\$3.36	\$50,400	\$2.81	\$42,150	-16.37%	\$3.15	\$47,250	-6.25%
20,000		\$2.72	\$54,400	\$2.16	\$43,200	-20.59%	\$2.48	\$49,600	-8.82%
25,000		\$2.31	\$57,750	\$1.77	\$44,250	-23.38%	\$2.06	\$51,500	-10.82%
30,000		\$2.02	\$60,600	\$1.50	\$45,000	-25.74%	\$1.77	\$53,100	-12.38%
40,000		\$1.63	\$65,200	\$1.15	\$46,000	-29.45%	\$1.39	\$55,600	-14.72%
50,000		\$1.39	\$69,500	\$0.94	\$47,000	-32.37%	\$1.16	\$58,000	-16.55%
60,000		\$1.21	\$72,600	\$0.80	\$48,000	-33.88%	\$1.00	\$60,000	-17.36%
87,120		\$0.92	\$80,150	\$0.57	\$49,658	-38.04%	\$0.73	\$63,598	-20.65%
130,680		\$0.68	\$88,862	\$0.39	\$50,965	-42.65%	\$0.52	\$67,954	-23.53%
174,240		\$0.55	\$95,832	\$0.30	\$52,272	-45.45%	\$0.41	\$71,438	-25.45%
217,800		\$0.47	\$102,366	\$0.25	\$54,450	-46.81%	\$0.34	\$74,052	-27.66%
435,600		\$0.28	\$121,968	\$0.13	\$56,628	-53.57%	\$0.19	\$82,764	-32.14%
653,400		\$0.21	\$137,214	\$0.09	\$58,806	-57.14%	\$0.14	\$91,476	-33.33%
871,200		\$0.17	\$148,104	\$0.07	\$60,984	-58.82%	\$0.11	\$95,832	-35.29%
1,089,000		\$0.14	\$152,460	\$0.06	\$65,340	-57.14%	\$0.09	\$98,010	-35.71%
	A= 4019.61	B= -0.7369	A&B:	17,271.85	-0.9073		A&B:	9,200.00	-0.8300
Refresh Data	-- Button		Set X and Y maximums for chart for zoom control						
	X Max:		48,352	(1 to 48,352)		Y Max:	8.68	(\$1 to \$8.68)	
Land Allocation %:		18.72%		Calculated Allocation %:				18.72%	

1	Extraction	45-0900-0008-00-1	2/12/2025	\$290,000	20,255	\$221,059	\$290,000	\$68,941	\$3.40
1	Allocation	12-0015-0037-13-0	1/17/2025	\$235,000	17,990	\$173,609	\$235,000	\$43,992	\$2.45
1	Allocation	12-0015-0039-03-5	6/28/2024	\$253,000	24,742	\$206,219	\$253,000	\$47,362	\$1.91
1	Allocation	12-0015-0047-00-3	8/16/2024	\$235,000	37,984	\$126,961	\$235,000	\$43,992	\$1.16
1	Allocation	12-0016-0020-13-8	9/10/2024	\$249,500	10,542	\$157,958	\$249,500	\$46,706	\$4.43
1	Allocation	12-0021-0029-15-8	8/7/2023	\$300,000	28,488	\$169,597	\$300,000	\$56,160	\$1.97
1	Allocation	12-0022-0019-01-1	7/7/2023	\$225,000	25,003	\$193,526	\$225,000	\$42,120	\$1.68
1	Allocation	12-0023-0026-01-5	7/26/2024	\$215,000	44,997	\$182,395	\$215,000	\$40,248	\$0.89
1	Allocation	12-0028-0007-04-6	7/24/2024	\$277,500	18,731	\$213,000	\$277,500	\$51,948	\$2.77
1	Allocation	12-0900-0026-00-5	7/19/2024	\$143,000	11,979	\$133,178	\$143,000	\$26,770	\$2.23
1	Allocation	12-1750-0009-00-2	6/1/2023	\$255,000	18,644	\$140,968	\$255,000	\$47,736	\$2.56
1	Allocation	12-2650-0028-00-6	8/20/2024	\$325,000	12,502	\$258,692	\$325,000	\$60,840	\$4.87
1	Allocation	12-2650-0037-01-3	5/9/2024	\$180,000	9,365	\$182,149	\$180,000	\$33,696	\$3.60
1	Allocation	12-2700-0017-01-2	8/2/2023	\$285,000	20,691	\$238,515	\$285,000	\$53,352	\$2.58
1	Allocation	12-4700-0001-00-1	7/13/2023	\$185,000	48,352	\$141,527	\$185,000	\$34,632	\$0.72
1	Allocation	12-4700-0037-00-6	10/18/2024	\$205,000	35,981	\$172,790	\$205,000	\$38,376	\$1.07
1	Allocation	12-4720-0056-00-5	5/17/2023	\$150,000	26,877	\$159,134	\$150,000	\$28,080	\$1.04
1	Allocation	12-4720-0056-00-5	10/27/2023	\$228,000	26,877	\$159,134	\$228,000	\$42,682	\$1.59
1	Allocation	12-4720-0061-00-9	9/22/2023	\$189,100	23,000	\$154,209	\$189,100	\$35,400	\$1.54
1	Allocation	12-5280-0025-00-0	12/4/2023	\$233,501	10,977	\$184,993	\$233,501	\$43,711	\$3.98
1	Allocation	12-5300-0022-00-9	11/8/2024	\$235,000	16,074	\$211,858	\$235,000	\$43,992	\$2.74
1	Allocation	12-6750-0014-00-3	11/15/2024	\$285,000	17,424	\$201,992	\$285,000	\$53,352	\$3.06
1	Allocation	12-6800-0002-00-5	10/18/2024	\$246,000	15,159	\$230,962	\$246,000	\$46,051	\$3.04
1	Allocation	12-6800-0022-00-6	9/26/2023	\$276,000	16,640	\$259,621	\$276,000	\$51,667	\$3.10
1	Allocation	12-6800-0027-00-8	5/13/2024	\$245,000	15,943	\$209,246	\$245,000	\$45,864	\$2.88
1	Allocation	12-6800-0028-00-4	1/8/2025	\$222,750	15,856	\$256,953	\$222,750	\$41,699	\$2.63
1	Allocation	12-9700-0013-00-7	3/14/2025	\$270,000	20,081	\$233,522	\$270,000	\$50,544	\$2.52
1	Allocation	45-0900-0003-00-0	1/24/2025	\$250,000	23,435	\$219,303	\$250,000	\$46,800	\$2.00
1	Allocation	45-0900-0008-00-1	2/12/2025	\$290,000	20,255	\$221,059	\$290,000	\$54,288	\$2.68

Calculated From Analysis						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	17,271.85	43,560	1.000	1.07	\$46,609	\$46,609
B:	-0.9073	65,340	1.500	0.74	\$32,234	\$48,352
		87,120	2.000	0.57	\$24,829	\$49,658
		108,900	2.500	0.46	\$20,038	\$50,094
		130,680	3.000	0.39	\$16,988	\$50,965
		174,240	4.000	0.3	\$13,068	\$52,272
		217,800	5.000	0.25	\$10,890	\$54,450
		304,920	7.000	0.18	\$7,841	\$54,886
		435,600	10.000	0.13	\$5,663	\$56,628
		653,400	15.000	0.09	\$3,920	\$58,806
		871,200	20.000	0.07	\$3,049	\$60,984
		1,089,000	25.000	0.06	\$2,614	\$65,340
		1,306,800	30.000	0.05	\$2,178	\$65,340
		1,742,400	40.000	0.04	\$1,742	\$69,696
		2,178,000	50.000	0.03	\$1,307	\$65,340
		4,356,000	100.000	0.02	\$871	\$87,120

Used (Concluded Land Value)						
Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	9,200.00	43,560	1.000	1.3	\$56,628	\$56,628
B:	-0.8300	65,340	1.500	0.93	\$40,511	\$60,766
		87,120	2.000	0.73	\$31,799	\$63,598
		108,900	2.500	0.61	\$26,572	\$66,429
		130,680	3.000	0.52	\$22,651	\$67,954
		174,240	4.000	0.41	\$17,860	\$71,438
		217,800	5.000	0.34	\$14,810	\$74,052
		304,920	7.000	0.26	\$11,326	\$79,279
		435,600	10.000	0.19	\$8,276	\$82,764
		653,400	15.000	0.14	\$6,098	\$91,476
		871,200	20.000	0.11	\$4,792	\$95,832
		1,089,000	25.000	0.09	\$3,920	\$98,010
		1,306,800	30.000	0.08	\$3,485	\$104,544
		1,742,400	40.000	0.06	\$2,614	\$104,544
		2,178,000	50.000	0.05	\$2,178	\$108,900
		4,356,000	100.000	0.03	\$1,307	\$130,680