

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
1	12-3060-0001-00-5	2513 HERITAGE	11/30/21	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$39,400	57.10	\$70,308	\$69,000	\$63,373	196.8	382.0	1.22	1.22	\$351	\$56,604	\$1.30	12401	3356/2527	
2	12-3060-0016-00-0	2644 HERITAGE	06/01/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$43,400	46.67	\$86,659	\$93,000	\$79,724	145.0	210.0	0.77	0.77	\$642	\$120,936	\$2.78	12401		
3	12-3060-0022-00-2	2580 HERITAGE	03/29/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,400	60.67	\$75,808	\$60,000	\$68,873	125.2	179.5	0.59	0.59	\$479	\$102,215	\$2.35	12401	3321/1705	
4	12-3216-0001-00-1	2072 HIDDEN PINES TRAIL	09/16/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$15,800	46.47	\$31,696	\$34,000	\$31,696	115.3	147.0	0.32	0.44	\$295	\$107,595	\$2.47	12401	3346/0422	
5	12-0014-0029-05-8	1255 CHELSIE	11/05/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$269,900	49.52	\$530,479	\$108,338	\$93,817	139.0	500.0	1.61	1.61	\$779	\$67,291	\$1.54	12401	3352/0091	
6	12-0700-0005-00-5	2828 BLUE RIDGE	04/29/21	\$738,000	WD	03-ARM'S LENGTH	\$738,000	\$367,300	49.77	\$743,477	\$95,179	\$100,656	183.0	915.0	1.90	1.90	\$520	\$50,068	\$1.15	12401	3325/1639	
7	12-2350-0004-00-1	3767 FOX CROSSING	11/12/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$211,800	39.96	\$471,558	\$114,077	\$55,635	101.2	136.0	0.35	0.35	\$1,128	\$328,752	\$7.55	12401	3353/2301	
8	12-2350-0006-00-3	3799 FOX CROSSING	08/12/21	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$183,800	36.32	\$420,883	\$140,752	\$55,635	101.2	136.0	0.35	0.35	\$1,391	\$405,625	\$9.31	12401	3341/1586	
9	12-2350-0018-00-1	3822 FOX CROSSING	01/06/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$208,200	45.76	\$454,978	\$56,067	\$56,045	101.9	128.0	0.34	0.34	\$550	\$162,985	\$3.74	12401	3307/2210	
10	12-2351-0025-00-0	1979 FOX PRAIRIE	11/06/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$241,300	45.10	\$564,203	\$28,343	\$57,546	104.6	150.0	0.38	0.38	\$271	\$74,784	\$1.72	12401	3301/3474	
11	12-2351-0030-00-0	3972 FOX WOODS	11/20/20	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$237,000	41.58	\$536,038	\$92,444	\$58,482	106.3	150.0	0.39	0.39	\$869	\$237,645	\$5.46	12401	3301/2645	
12	12-2351-0037-00-0	1924 FOX PRAIRIE	07/30/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,000	41.63	\$405,941	\$81,605	\$57,546	104.6	150.0	0.38	0.38	\$780	\$215,317	\$4.94	12401	3284/1718	
13	12-2351-0038-00-0	3911 FOX CROSSING	02/04/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$219,600	39.21	\$476,142	\$144,639	\$60,781	110.5	108.0	0.37	0.37	\$1,309	\$388,815	\$8.93	12401	3363/1537	
14	12-2352-0044-00-0	4071 FOX WOODS	07/13/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$204,400	43.49	\$433,722	\$108,834	\$72,556	131.9	235.0	0.65	0.65	\$825	\$168,213	\$3.86	12401	3337/1251	
15	12-2353-0052-00-0	1906 FOX PRAIRIE	12/18/20	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$182,600	43.58	\$404,301	\$69,046	\$54,347	98.8	150.0	0.34	0.34	\$699	\$200,715	\$4.61	12401	3305/3463	
16	12-2353-0054-00-0	1889 FOX PRAIRIE	08/09/21	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$243,500	43.87	\$495,754	\$129,497	\$70,251	127.7	247.0	0.74	0.74	\$1,014	\$175,708	\$4.03	12401	3340/0610	
17	12-2901-0015-00-2	1414 OLD FARM LANE	08/05/20	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$209,900	51.57	\$450,364	\$13,699	\$57,063	103.8	183.0	0.40	0.40	\$132	\$34,333	\$0.79	12401	3286/1996	
18	12-2901-0016-00-9	1426 OLD FARM LANE	09/03/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$180,000	43.37	\$404,329	\$64,685	\$54,014	98.2	173.0	0.36	0.36	\$659	\$181,190	\$4.16	12401	3343/1642	
19	12-2901-0018-00-1	1454 OLD FARM LANE	05/14/21	\$536,000	WD	03-ARM'S LENGTH	\$536,000	\$234,000	43.66	\$490,309	\$99,705	\$54,014	98.2	173.0	0.36	0.36	\$1,015	\$279,286	\$6.41	12401	3328/1441	
20	12-3060-0004-00-4	2579 HERITAGE	05/12/21	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$324,300	45.04	\$698,736	\$117,714	\$96,450	175.4	491.0	1.13	1.13	\$671	\$103,896	\$2.39	12401	3328/1603	
21	12-3060-0005-00-5	2585 HERITAGE	07/30/21	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$359,100	45.75	\$730,039	\$149,830	\$94,869	172.5	428.0	1.14	1.14	\$869	\$131,661	\$3.02	12401	3338/2831	
22	12-3060-0012-00-7	2677 HERITAGE	07/07/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$51,400	50.89	\$102,647	\$101,000	\$95,712	174.0	225.0	1.08	1.08	\$580	\$93,346	\$2.14	12401	3336/1089	
23	12-3060-0017-00-9	2638 HERITAGE	02/26/21	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$338,900	44.01	\$738,003	\$112,535	\$80,538	191.4	269.0	1.06	1.06	\$588	\$105,965	\$2.43	12401	3316/1082	
24	12-3060-0018-00-0	2626 HERITAGE	07/21/20	\$787,000	WD	03-ARM'S LENGTH	\$787,000	\$385,500	48.98	\$868,590	\$21,907	\$103,497	188.2	351.0	1.45	1.45	\$1,116	\$15,150	\$0.35	12401	3283/1093	
25	12-3060-0029-00-7	2677 JEFFERSON DRIVE	11/24/20	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$231,100	53.13	\$460,902	\$36,629	\$62,531	113.7	175.0	0.46	0.46	\$322	\$79,976	\$1.84	12401	3302/3021	
26	12-3060-0039-00-2	2514 JEFFERSON DRIVE	12/17/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$211,600	36.80	\$482,096	\$152,276	\$59,372	107.9	160.0	0.41	0.41	\$1,411	\$373,225	\$8.57	12401	3357/2657	
27	12-3216-0021-00-1	2000 HIDDEN PINES TRAIL	03/14/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$310,700	50.11	\$629,101	\$53,032	\$62,133	113.0	150.0	0.38	0.38	\$469	\$139,926	\$3.21	12401	3367/1919	
28	12-4444-0001-00-4	2896 LAKE GROVE	11/20/20	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$291,800	37.65	\$737,491	\$106,331	\$68,822	125.1	120.0	0.47	0.47	\$850	\$224,327	\$5.15	12401	3302/3410	
29	12-5630-0003-00-5	1585 CARDINAL	10/25/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$331,600	57.67	\$582,262	\$63,103	\$70,365	127.9	248.0	0.63	0.63	\$493	\$100,804	\$2.31	12401	3350/0833	
30	12-5630-0011-00-8	1538 LUPINE	01/29/21	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$195,900	54.57	\$380,912	\$32,435	\$54,347	98.8	150.0	0.34	0.34	\$328	\$94,288	\$2.16	12401	3311/0436	
31	12-5630-0012-00-4	1524 LUPINE	08/10/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$202,600	46.05	\$406,045	\$93,362	\$59,407	108.0	156.0	0.41	0.41	\$864	\$230,523	\$5.29	12401	3339/2216	
32	12-5630-0016-00-0	1543 LUPINE	04/23/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$195,600	49.52	\$394,642	\$69,180	\$68,822	125.1	120.0	0.47	0.47	\$553	\$145,949	\$3.35	12401	3324/2425	
33	12-6950-0001-00-1	4404 TOSI CIRCLE	06/29/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$213,700	50.52	\$433,426	\$45,878	\$56,304	102.4	144.0	0.36	0.36	\$448	\$127,439	\$2.93	12401	3334/0624	
34	12-6950-0006-00-3	4389 TOSI CIRCLE	06/27/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$206,800	50.44	\$444,217	\$29,088	\$63,305	115.1	146.5	0.44	0.44	\$253	\$65,959	\$1.51	12401	3281/0206	
35	12-6950-0011-00-7	4365 STEWART	07/31/20	\$414,900	WD	03-ARM'S LENGTH	\$414,900	\$173,800	41.89	\$393,308	\$77,381	\$55,789	101.4	240.5	0.42	0.42	\$763	\$183,803	\$4.22	12401	3285/1378	
36	12-6950-0015-00-2	2888 SANCTUARY DRIVE	07/15/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$232,400	33.20	\$581,824	\$176,564	\$58,388	106.2	140.0	0.38	0.38	\$1,663	\$465,868	\$10.69	12401	3336/0286	
37	12-6950-0018-00-1	2834 SANCTUARY DRIVE	10/05/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$169,700	49.91	\$362,235	\$33,131	\$55,366	100.7	140.0	0.35	0.35	\$329	\$95,478	\$2.19	12401	3299/0350	
38	12-6950-0027-00-1	4438 PRESERVE PLACE	05/25/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$249,200	40.19	\$545,645	\$147,850	\$73,495	133.6	154.0	0.57	0.57	\$1,106	\$257,578	\$5.91	12401	3329/0909	
39	12-6950-0028-00-7	4429 PRESERVE PLACE	07/30/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$449,700	49.97	\$909,932	\$50,707	\$60,639	110.3	161.0	0.42	0.42	\$460	\$119,875	\$2.75	12401	3338/2877	
40	12-6950-0035-00-3	2635 SANCTUARY DRIVE	09/01/20	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$172,300	42.54	\$369,769	\$97,291	\$62,060	112.8	160.0	0.44	0.44	\$862	\$221,620	\$5.09	12401	3289/2454	
41	12-6950-0036-00-0	2621 SANCTUARY DRIVE	07/29/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$223,900	47.14	\$457,865	\$93,967	\$76,832	139.7	170.5	0.64	0.64	\$673	\$146,823	\$3.37	12401	3338/0441	
42	12-0193-0075-00-0	6293 LARA	06/18/21	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$23,000	46.46	\$40,846	\$49,500	\$40,846	102.1	137.0	0.35	0.35	\$485	\$143,064	\$3.28	12402	3333/1291	
43	12-0193-0079-00-0	2394 ULRICH	11/09/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$24,000	52.17	\$42,611	\$46,000	\$42,611	106.5	132.0	0.37	0.37	\$432	\$125,341	\$2.88	12402	3352/1773	
44	12-2200-0006-00-1	4990 BOLDER RIDGE	04/05/21	\$32,450	WD	03-ARM'S LENGTH	\$32,450	\$27,800	85.67	\$50,057	\$32,450	\$43,122	107.8	150.7	0.39	0.39	\$301	\$82,992	\$1.91	12402	3321/1111	
45	12-2200-0011-00-4	1156 FOREST BROOK	02/25/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$27,700	69.25	\$336,688	\$40,000	\$42,814	107.0	177.8	0.41	0.41	\$374	\$98,039	\$2.25	12402	3316/0241	
46	12-2730-0011-00-8	2583 BELL CIRCLE	07/17/20	\$64,000	WD	19-MULTI PARCEL AF	\$64,000	\$42,600	66.56	\$746,002	\$64,000	\$81,573	203.9	372.0	0.88	0.40	\$314	\$73,143	\$1.68	12402	3283/0979	12-2730-0019-00-9
47	12-2730-0031-00-9	2600 BELL CIRCLE	10/13/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$22,100	40.55	\$39,291	\$54,500	\$39,291	98.2	168.0	0.35	0.35	\$555	\$157,061	\$3.61	12402	3355/2949	
48	12-0033-0005-15-5	7212 HOLDEN	05/28/20	\$504,500	WD	03-ARM'S LENGTH	\$504,500	\$236,200	46.82	\$497,224	\$47,998	\$40,722	236.8	116.5	0.72	0.72	\$203	\$66,479	\$1.53	12402	3277/3060	
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63	12-1050-0014-00-1	5391 WILSHIRE TERRACE	06/17/20	\$325,000	WD	19-MULTI PARCEL A/F	\$325,000	\$171,200	52.68	\$389,308	\$53,586	\$80,116	200.3	246.0	0.65	0.35	\$268	\$83,079	\$1.91	12402	3279/1080	12-1052-0034-00-9
64	12-1051-0019-00-1	1344 DEERFIELD	10/28/20	\$345,900	WD	03-ARM'S LENGTH	\$345,900	\$137,500	39.75	\$311,655	\$75,313	\$41,068	102.7	137.0	0.35	0.35	\$734	\$215,797	\$4.95	12402	3302/2842	
65	12-1052-0032-00-6	1392 BUCKHORN	12/10/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$155,600	38.42	\$375,460	\$67,318	\$37,778	94.4	132.0	0.30	0.30	\$713	\$224,393	\$5.15	12402	3357/1665	
66	12-1350-0005-00-1	4168 COTTAGE	11/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$147,900	42.26	\$285,228	\$89,362	\$24,590	61.5	48.0	0.11	0.11	\$1,454	\$851,067	\$19.54	12402	3359/3328	
67	12-2200-0007-00-1	1222 FOREST BROOK	10/28/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$274,700	49.95	\$559,250	\$38,092	\$47,342	118.4	152.5	0.46	0.46	\$322	\$83,170	\$1.91	12402	3350/2294	
68	12-2728-0007-00-9	3989 TUDOR	02/26/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$170,400	48.97	\$353,515	\$40,914	\$46,429	116.1	123.0	0.50	0.50	\$352	\$81,828	\$1.88	12402	3315/3173	
69	12-2728-0008-00-5	3963 TUDOR	07/08/20	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$185,100	46.29	\$383,404	\$70,294	\$53,798	134.5	219.0	0.62	0.62	\$523	\$113,195	\$2.60	12402	3282/2073	
70	12-2728-0010-00-0	4010 KENDALL	09/18/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$164,600	49.13	\$342,198	\$37,916	\$45,114	112.8	125.0	0.43	0.43	\$336	\$88,589	\$2.03	12402	3291/1574	
71	12-2728-0016-00-8	4088 KENDALL	04/16/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$152,400	42.33	\$347,308	\$53,740	\$41,048	102.6	135.0	0.35	0.35	\$524	\$154,870	\$3.56	12402	3323/2853	
72	12-2728-0017-00-4	4085 KENDALL	11/30/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,000	45.80	\$348,065	\$38,050	\$41,115	102.8	132.0	0.35	0.35	\$370	\$110,290	\$2.53	12402	3305/1800	
73	12-2730-0004-00-1	2597 BELL CIRCLE	04/01/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$205,900	49.02	\$404,348	\$67,833	\$52,181	107.0	305.0	0.81	0.81	\$634	\$83,848	\$1.92	12402	3322/2104	
74	12-2730-0017-00-6	2571 BELL CIRCLE	07/30/21	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$204,100	40.74	\$448,355	\$98,615	\$45,970	114.9	191.0	0.55	0.55	\$858	\$178,650	\$4.10	12402	3338/2815	
75	12-2730-0025-00-9	2586 BELL CIRCLE	03/29/21	\$410,000	OTH	03-ARM'S LENGTH	\$410,000	\$195,200	47.61	\$395,187	\$55,247	\$40,434	101.1	191.0	0.37	0.37	\$547	\$148,115	\$3.40	12402	3320/0635	
76	12-3215-0002-00-9	2126 WOODED	09/07/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$154,300	36.74	\$340,570	\$117,205	\$37,775	94.4	130.0	0.30	0.30	\$1,241	\$393,305	\$9.03	12402	3345/0091	
77	12-3215-0008-00-7	2224 WOODED	07/30/21	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$224,600	45.01	\$452,670	\$111,242	\$64,912	162.3	580.0	1.35	1.35	\$685	\$82,524	\$1.89	12402	3339/0674	
78	12-3600-0002-00-6	2596 RAVINE	10/12/20	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$173,500	51.64	\$349,713	\$23,922	\$37,635	94.1	180.0	0.33	0.33	\$254	\$72,272	\$1.66	12402	3302/3009	
79	12-4880-0011-00-1	5033 DEERWOOD TRAIL	07/30/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$268,500	46.29	\$566,492	\$55,588	\$42,080	105.2	161.0	0.38	0.38	\$528	\$144,760	\$3.32	12402	3284/1464	
80	12-4880-0013-00-4	5061 DEERWOOD TRAIL	10/19/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$273,800	40.56	\$608,592	\$132,489	\$66,081	192.5	404.3	1.20	1.20	\$688	\$110,224	\$2.53	12402	3349/2039	
81	12-4880-0021-00-7	5024 DEERWOOD TRAIL	07/30/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$163,400	34.84	\$389,645	\$124,217	\$44,862	112.2	339.0	0.55	0.55	\$1,108	\$227,088	\$5.21	12402	3339/0418	
82	12-5980-0003-00-1	4300 WHITE PINE CIRCLE	01/29/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$131,200	35.95	\$325,286	\$86,074	\$46,360	115.9	176.0	0.49	0.49	\$743	\$177,472	\$4.07	12402	3311/2524	
83	12-5980-0004-00-7	4296 WHITE PINE CIRCLE	06/29/20	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$165,200	44.71	\$350,039	\$68,639	\$49,178	122.9	180.7	0.52	0.52	\$558	\$132,764	\$3.05	12402	3282/0056	
84	12-7260-0001-00-0	7147 JERICHO	10/01/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$167,600	41.38	\$377,227	\$93,878	\$66,105	230.9	300.0	1.21	1.21	\$407	\$77,907	\$1.79	12402	3295/2166	
85	12-7260-0010-00-9	2757 W LINCO	11/30/20	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$219,400	54.65	\$435,363	\$32,030	\$65,893	225.6	300.0	1.18	1.18	\$142	\$27,190	\$0.62	12402	3307/2865	
86	12-7260-0018-00-0	7288 HOLDEN	12/03/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$166,400	43.22	\$390,370	\$60,735	\$66,105	230.9	300.0	1.21	1.21	\$263	\$50,402	\$1.16	12402	3303/2914	
87	12-8790-0007-00-7	1416 SILVER CREEK PLACE	06/18/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$196,200	41.31	\$453,933	\$76,587	\$55,520	138.8	196.0	0.65	0.65	\$552	\$117,826	\$2.70	12402	3280/1448	
88	12-8790-0022-00-6	1313 WOODCREEK TRAIL	03/02/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$216,000	41.94	\$461,783	\$94,265	\$41,048	102.6	135.0	0.35	0.35	\$919	\$271,657	\$6.24	12402	3366/1198	
89	12-8790-0024-00-9	1315 SILVER CREEK PLACE	07/07/20	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$167,100	47.47	\$349,588	\$43,897	\$41,485	103.7	125.0	0.34	0.34	\$423	\$127,608	\$2.93	12402	3284/0970	
90	12-8790-0027-00-8	1350 WOODCREEK TRAIL	12/09/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$219,000	45.15	\$467,692	\$57,853	\$40,545	101.4	125.0	0.33	0.33	\$571	\$174,782	\$4.01	12402	3356/2210	
91	12-8791-0050-00-8	1332 STONE CREEK COURT	11/20/20	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$209,100	39.30	\$488,046	\$85,722	\$41,768	104.4	141.0	0.53	0.53	\$821	\$160,528	\$3.69	12402	3304/2383	
92	12-4881-0032-00-7	4967 PHEASANT	06/30/20	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$20,600	66.45	\$41,191	\$31,000	\$41,191	103.0	153.0	0.35	0.35	\$301	\$88,319	\$2.03	12404	3281/2575	
93	12-0010-0013-00-1	2135 W GLENLORD	08/13/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$216,800	32.60	\$572,062	\$188,161	\$95,223	1,000.0	1283.5	14.66	14.66	\$188	\$12,835	\$0.29	12403	3340/1306	
94	12-0014-0020-08-5	4200 WASHINGTON	03/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$242,900	69.40	\$378,927	\$46,656	\$75,583	270.0	513.8	3.19	3.19	\$173	\$14,649	\$0.34	12403	3315/3004	
95	12-0021-0021-15-7	5111 PUETZ	07/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,900	45.63	\$271,130	\$78,183	\$49,313	197.0	1213.9	5.49	5.49	\$397	\$14,241	\$0.33	12403	3338/2671	
96	12-0022-0015-05-8	1910 ORCHARD	09/08/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$208,900	48.58	\$428,331	\$73,379	\$71,710	95.0	0.0	2.08	2.08	\$772	\$35,278	\$0.81	12403	3290/0414	
97	12-0022-0021-06-6	1896 W MARQUETTE WDS	10/09/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$114,200	53.12	\$239,285	\$3,921	\$28,206	202.5	165.0	0.90	0.90	\$19	\$4,357	\$0.10	12403	3295/2134	
98	12-0550-0002-00-0	1250 PIONEER	09/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,300	43.61	\$285,794	\$40,683	\$44,477	111.2	176.0	0.40	0.40	\$366	\$100,700	\$2.31	12403	3339/2252	
99	12-0550-0004-00-2	1222 PIONEER	07/13/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$142,600	41.94	\$300,881	\$83,797	\$44,678	111.7	178.0	0.41	0.41	\$750	\$204,883	\$4.70	12403	3335/3071	
100	12-1330-0007-00-0	1849 WILLIAMSBURG	07/16/21	\$352,400	WD	03-ARM'S LENGTH	\$352,400	\$157,600	44.72	\$332,103	\$88,704	\$68,407	171.0	265.0	0.95	0.95	\$519	\$93,471	\$2.15	12403	3339/3190	
101	12-1330-0017-00-5	1804 NORFOLK	06/12/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$176,000	44.56	\$379,534	\$60,738	\$45,272	113.2	176.0	0.42	0.42	\$537	\$146,005	\$3.35	12403	3279/0048	
102	12-1330-0018-00-1	1790 NORFOLK	06/02/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$227,600	50.58	\$470,049	\$31,141	\$51,190	128.0	349.6	0.64	0.64	\$243	\$48,506	\$1.11	12403	3330/0310	
103	12-1330-0022-00-9	4713 CHARLESTOWN	04/09/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$146,200	40.61	\$329,516	\$72,206	\$41,722	104.3	150.0	0.34	0.34	\$692	\$209,901	\$4.82	12403	3323/1065	
104	12-1330-0026-00-4	1742 WILLIAMSBURG	10/12/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$148,600	42.46	\$355,068	\$69,609	\$74,677	186.7	174.0	0.96	0.96	\$373	\$72,889	\$1.67	12403		
105	12-1330-0029-00-3	4710 CHARLESTOWN	04/24/20	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$107,500	50.02	\$240,076	\$17,637	\$42,813	107.0	160.0	0.37	0.37	\$165	\$48,057	\$1.10	12403	3273/3239	
106	12-2727-0051-00-0	4271 HAILEY	07/01/20	\$396,500	WD	03-ARM'S LENGTH	\$396,500	\$172,100	43.40	\$407,425	\$38,542	\$49										

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
125	12-8720-0002-00-4	4118 GRANDWOOD CIRCLE	10/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,600	52.53	\$335,004	\$7,402	\$42,406	106.0	197.8	0.39	0.39	\$70	\$19,077	\$0.44	12403	3299/2317	
126	12-8720-0028-00-0	4143 GRANDWOOD CIRCLE	05/12/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$156,800	47.52	\$314,762	\$55,746	\$40,508	101.3	94.0	0.28	0.28	\$550	\$198,384	\$4.55	12403	3327/2103	
127	12-8720-0030-00-8	4139 GRANDWOOD CIRCLE	07/30/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$121,500	35.74	\$285,569	\$95,027	\$40,596	101.5	94.5	0.28	0.28	\$936	\$36,975	\$7.74	12403		
128	45-0021-0008-32-5	5343 RIDGE	09/22/21	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$153,200	34.12	\$365,145	\$114,240	\$30,385	181.0	115.0	0.53	0.53	\$631	\$216,364	\$4.97	45401	3346/0313	
129	45-3050-0007-00-1	5421 FAIRVIEW	08/14/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$221,200	53.30	\$437,595	\$33,649	\$56,244	150.0	222.0	1.02	1.02	\$224	\$32,925	\$0.76	45401	3287/1398	
130	45-4800-0012-00-4	5433 E KAREN COURT	01/14/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,300	40.08	\$330,602	\$84,795	\$35,397	94.4	160.0	0.38	0.38	\$898	\$220,820	\$5.07	45401	3361/0882	
131	45-4800-0016-00-0	5425 E KAREN COURT	06/25/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$113,300	38.67	\$263,186	\$68,394	\$38,580	102.9	172.0	0.47	0.47	\$665	\$144,291	\$3.31	45401	3334/0472	
132	12-4640-0028-00-0	3169 W MARQUETTE WDS	08/28/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$19,900	79.60	\$34,580	\$25,000	\$34,580	98.8	150.0	0.31	0.31	\$253	\$80,645	\$1.85	12404	3288/1668	
133	12-4640-0028-00-2	3169 W MARQUETTE WDS	01/26/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,500	52.86	\$34,580	\$35,000	\$34,580	98.8	150.0	0.31	0.31	\$354	\$112,903	\$2.59	12404	3361/3030	
134	12-8300-0008-00-2	5043 W DONNA	01/31/22	\$30,000	OTH	03-ARM'S LENGTH	\$30,000	\$27,400	91.33	\$51,121	\$30,000	\$51,121	146.1	295.0	0.75	0.75	\$205	\$40,268	\$0.92	12404	3362/1709	
135	12-0014-0028-04-3	4195 WASHINGTON	03/18/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,000	42.11	\$189,113	\$38,162	\$37,275	241.5	115.0	0.71	0.71	\$158	\$53,523	\$1.23	12404	3318/2451	
136	12-0015-0034-14-0	2223 MONICA	03/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$140,200	40.06	\$329,824	\$55,420	\$35,244	186.4	231.0	0.79	0.79	\$297	\$70,152	\$1.61	12404	3366/2178	
137	12-0015-0034-15-0	2245 MONICA	02/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,400	48.08	\$258,942	\$49,779	\$43,721	170.0	251.1	0.98	0.98	\$293	\$50,795	\$1.17	12404	3364/3051	
138	12-0015-0056-11-8	4724 S CEDAR TRAIL	09/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,200	40.38	\$309,943	\$57,775	\$52,718	150.6	175.0	0.66	0.66	\$384	\$87,671	\$2.01	12404	3343/2798	
139	12-0016-0031-00-8	4839 RIDGE	10/07/20	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$169,200	37.02	\$448,702	\$59,231	\$50,933	207.6	646.0	1.63	1.63	\$285	\$36,316	\$0.83	12404	3294/0917	
140	12-0021-0016-05-6	5281 NOTRE DAME	09/15/21	\$275,000	OTH	03-ARM'S LENGTH	\$275,000	\$110,700	40.25	\$224,968	\$107,473	\$57,441	380.0	303.8	2.64	2.65	\$283	\$40,771	\$0.94	12404	3345/1794	
141	12-0950-0002-00-5	4590 WASHINGTON	08/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,200	39.61	\$188,214	\$53,565	\$36,779	105.1	135.0	0.33	0.33	\$510	\$161,340	\$3.70	12404	3341/0240	
142	12-0950-0017-00-2	1489 CARDINAL	06/23/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$131,700	45.41	\$317,222	\$44,676	\$17,454	127.6	205.0	0.53	0.53	\$137	\$33,120	\$0.76	12404	3280/2163	
143	12-0950-0020-00-3	1456 HIDE AWAY LANE	03/05/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$85,600	44.12	\$212,144	\$20,429	\$38,573	110.2	142.0	0.37	0.37	\$185	\$55,970	\$1.28	12404	3317/1608	
144	12-1000-0037-00-5	1592 N RIVIERA	10/05/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,800	37.28	\$219,962	\$82,098	\$37,060	105.9	132.0	0.33	0.33	\$775	\$246,541	\$5.66	12404	3347/0925	
145	12-1150-0010-00-2	4558 HEDGEWOOD	11/17/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$136,900	33.23	\$419,929	\$50,983	\$58,912	258.8	967.0	2.76	2.76	\$197	\$18,445	\$0.42	12404	3353/2224	
146	12-1650-0003-00-8	1291 W JOHN BEERS	08/16/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$105,900	39.66	\$237,623	\$65,097	\$35,720	102.1	160.0	0.33	0.33	\$638	\$194,901	\$4.47	12404	3341/1589	
147	12-1900-0011-00-3	1629 TIMBERLANE	10/13/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$117,900	47.73	\$258,884	\$30,429	\$42,313	120.9	189.0	0.47	0.47	\$252	\$64,881	\$1.49	12404	3349/2205	
148	12-1900-0019-00-4	1518 TIMBERLANE	05/01/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,700	41.40	\$289,937	\$7,517	\$32,454	92.7	128.0	0.26	0.26	\$81	\$28,473	\$0.65	12404	3274/0461	
149	12-2100-0003-01-3	1653 N BONNY BRUCE	08/14/20	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$143,000	51.53	\$308,748	\$2,739	\$33,987	97.1	114.0	0.28	0.28	\$28	\$9,960	\$0.23	12404	3290/1022	
150	12-2100-0017-01-4	5033 E BONNY BRUCE	07/20/20	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$125,300	45.81	\$304,761	\$17,978	\$49,239	140.7	288.0	0.69	0.69	\$128	\$25,905	\$0.59	12404	3283/2068	
151	12-2100-0019-01-7	5003 E BONNY BRUCE	03/16/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$228,200	41.49	\$566,792	\$31,704	\$48,496	128.7	323.0	1.37	1.37	\$246	\$23,142	\$0.53	12404	3318/0514	
152	12-2100-0027-00-1	1645 N BONNY BRUCE	11/15/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$117,600	37.69	\$298,448	\$53,202	\$39,650	113.3	170.0	0.41	0.41	\$470	\$131,039	\$3.01	12404	3354/1433	
153	12-2100-0029-00-4	1634 N BONNY BRUCE	07/01/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,200	41.75	\$238,973	\$38,857	\$37,830	108.1	130.0	0.34	0.34	\$360	\$113,286	\$2.60	12404	3281/0428	
154	12-2100-0042-00-1	1635 S BONNY BRUCE	09/03/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,000	38.72	\$227,936	\$44,660	\$37,596	107.4	128.0	0.34	0.34	\$416	\$132,130	\$3.03	12404	3292/2855	
155	12-2725-0015-00-7	1558 EMERSON	06/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,600	35.87	\$265,353	\$69,434	\$34,787	99.4	130.0	0.30	0.30	\$699	\$233,000	\$5.35	12404	3335/0136	
156	12-2725-0021-00-7	4222 DENTON	11/20/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$107,000	38.23	\$265,714	\$49,081	\$34,895	99.7	133.0	0.30	0.30	\$492	\$162,520	\$3.73	12404	3307/2292	
157	12-2725-0022-00-3	4210 DENTON	04/02/21	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$119,000	39.34	\$266,073	\$71,322	\$34,895	99.7	133.0	0.30	0.30	\$715	\$236,166	\$5.42	12404	3322/0536	
158	12-2725-0027-00-5	4191 DENTON	05/01/20	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$86,100	36.41	\$227,127	\$44,268	\$34,895	99.7	133.0	0.30	0.30	\$444	\$146,583	\$3.37	12404	3274/0484	
159	12-2825-0008-00-7	5573 DONALD	01/19/21	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$100,100	47.02	\$224,841	\$23,059	\$35,000	100.0	132.0	0.30	0.30	\$231	\$76,102	\$1.75	12404	3312/0280	
160	12-2825-0028-00-8	5571 DENNIS	01/06/22	\$320,100	WD	03-ARM'S LENGTH	\$320,100	\$98,200	30.68	\$235,584	\$119,516	\$35,000	100.0	132.0	0.30	0.30	\$1,195	\$394,442	\$9.06	12404	3360/0452	
161	12-2825-0037-00-7	5610 DENNIS	11/05/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,000	46.86	\$196,237	\$12,812	\$34,049	97.3	131.0	0.29	0.29	\$132	\$44,332	\$1.02	12404	3301/1546	
162	12-2825-0042-00-1	1989 W JOHN BEERS	04/07/20	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$99,700	43.16	\$237,252	\$29,678	\$35,930	102.7	131.0	0.32	0.32	\$289	\$93,918	\$2.16	12404	3271/2893	
163	12-3100-0171-00-1	3774 BLENHEIM	01/03/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,500	46.43	\$218,112	\$26,782	\$34,894	99.7	131.0	0.30	0.30	\$269	\$88,977	\$2.04	12404	3359/2716	
164	12-3180-0006-00-8	6748 STEV-BARODA	07/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$144,100	39.48	\$362,073	\$56,586	\$53,659	0.0	0.0	1.96	1.96	#DIV/0!	\$28,812	\$0.66	12404	3290/3445	
165	12-4860-0004-00-1	1362 DESMOND	05/17/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,400	44.51	\$292,761	\$17,550	\$35,311	100.9	131.0	0.31	0.31	\$174	\$57,166	\$1.31	12404	3331/0903	
166	12-4860-0006-00-3	1392 DESMOND	06/17/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$106,600	44.23	\$254,177	\$22,134	\$35,311	100.9	131.0	0.31	0.31	\$219	\$72,098	\$1.66	12404	3279/0186	
167	12-4860-0012-00-3	1486 DESMOND	09/11/20	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$85,000	48.43	\$181,252	\$29,766	\$35,518	101.5	131.0	0.31	0.31	\$293	\$96,019	\$2.20	12404	3291/2328	
168	12-4860-0017-00-5	1423 ST JOSEPH CIRCLE	12/13/21	\$268,250	WD	03-ARM'S LENGTH	\$268,250	\$109,600	40.86	\$246,231	\$57,437	\$35,418	101.2	132.0	0.31	0.31	\$568	\$185,880	\$4.27	12404	3359/3082	
169	12-4860-0019-00-8	1389 ST JOSEPH CIRCLE	07/20/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,700	43.05	\$226,026	\$29,392	\$35,418	101.2	132.0	0.31	0.31	\$290	\$95,120	\$2.18	12404	3287/0019	
170	12-4860-0031-00-8	1416 ST JOSEPH CIRCLE	07/02/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,200	45.33	\$231,543	\$13,768	\$35,311	100.9	131.0	0.31	0.31	\$136	\$44,847	\$1.03	12404	3281/3180	
171	12-4860-0035-00-3	1468 ST JOSEPH CIRCLE	12/16/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$96,100	38.44	\$251,229	\$34,082	\$35,311	100.9	131.0	0.31	0.31	\$338	\$111,016	\$2.55	12404	3308/0685	
172	12-4860-0044-00-2	1533 JASMINE	07/24/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$98,900	38.63	\$287,448	\$3,446	\$34,894	99.7	131.0	0.30	0.30	\$35	\$11,449	\$0.26	12404	3291/3171	
173	12-4860-0044-																					

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
187	12-5220-0142-00-2	2434 JONI LANE	06/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,800	41.52	\$247,227	\$42,509	\$39,736	113.5	147.0	0.39	0.39	\$374	\$109,559	\$2.52	12404	3340/2732	
188	12-5220-0144-00-0	6060 WILLOW CREEK	12/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,400	40.56	\$245,619	\$47,284	\$42,903	122.6	140.0	0.43	0.43	\$386	\$108,949	\$2.50	12404	3305/2965	
189	12-5240-0012-00-6	5511 WHISPERING PINE	03/18/21	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$103,400	36.73	\$268,955	\$48,585	\$36,040	103.0	132.0	0.32	0.32	\$472	\$152,783	\$3.51	12404	3319/2211	
190	12-5240-0018-00-4	5560 WHISPERING PINE	08/13/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$112,900	37.02	\$280,777	\$61,283	\$37,060	105.9	132.0	0.33	0.33	\$579	\$184,033	\$4.22	12404	3340/2641	
191	12-5240-0033-00-0	5540 GOLDEN CREST	09/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,600	32.87	\$257,749	\$77,562	\$35,311	100.9	131.0	0.31	0.31	\$769	\$252,645	\$5.80	12404	3348/0581	
192	12-5240-0034-00-0	5520 GOLDEN CREST	08/06/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,400	37.87	\$264,906	\$80,405	\$35,311	100.9	131.0	0.31	0.31	\$797	\$261,906	\$6.01	12404	3340/1981	
193	12-5300-0013-00-0	2772 CROWNPOINT	12/15/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$92,600	34.42	\$206,489	\$96,668	\$34,157	97.6	130.0	0.29	0.29	\$991	\$334,491	\$7.68	12404	3358/1751	
194	12-5300-0018-00-1	2844 CROWNPOINT	01/29/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$77,100	33.54	\$228,114	\$35,091	\$33,305	95.2	130.0	0.28	0.28	\$369	\$126,227	\$2.90	12404	3313/2051	
195	12-5300-0019-00-8	2858 CROWNPOINT	10/12/21	\$200,500	WD	03-ARM'S LENGTH	\$200,500	\$78,300	39.05	\$175,339	\$58,466	\$33,305	95.2	130.0	0.28	0.28	\$614	\$210,309	\$4.83	12404	3348/1748	
196	12-5300-0020-00-6	2872 CROWNPOINT	09/10/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$90,100	35.06	\$225,285	\$65,020	\$33,305	95.2	130.0	0.28	0.28	\$683	\$233,885	\$5.37	12404	3344/2518	
197	12-5300-0021-00-2	6399 JERICHO	03/07/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,100	36.12	\$204,546	\$85,241	\$34,787	99.4	130.0	0.30	0.30	\$858	\$286,044	\$6.57	12404	3366/3376	
198	12-5320-0004-00-5	5660 GOLDEN CREST	08/25/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$155,300	41.41	\$388,845	\$43,430	\$29,585	124.1	162.0	0.47	0.47	\$238	\$63,624	\$1.46	12404	3341/3070	
199	12-5320-0009-00-7	5659 GOLDEN CREST	11/17/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$106,000	40.93	\$238,974	\$56,271	\$36,245	103.6	132.0	0.32	0.32	\$543	\$175,299	\$4.02	12404	3355/1375	
200	12-5580-0007-00-1	1589 OAK TERRACE	08/24/21	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$102,800	37.18	\$241,262	\$70,554	\$35,316	100.9	135.0	0.31	0.31	\$699	\$227,594	\$5.22	12404	3341/2992	
201	12-5580-0020-02-3	4878 TERRACE LANE	11/25/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,700	47.81	\$313,087	\$2,592	\$50,679	101.1	319.0	1.60	1.60	\$26	\$1,620	\$0.04	12404	3304/2390	
202	12-9650-0002-00-5	2871 KNOTTINGHAM LANE	01/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,200	47.92	\$254,341	\$35,659	\$35,000	100.0	132.0	0.30	0.30	\$357	\$117,686	\$2.70	12404	3363/0513	
203	12-9650-0003-00-1	2851 KNOTTINGHAM LANE	09/11/20	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$91,000	37.53	\$234,598	\$35,515	\$27,613	78.9	132.0	0.30	0.30	\$450	\$117,211	\$2.69	12404	3294/0572	
204	12-9650-0013-00-7	6405 JERICHO	01/22/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,500	39.77	\$212,448	\$44,550	\$36,998	105.7	100.0	0.30	0.30	\$421	\$147,030	\$3.38	12404	3312/0250	
205	12-9650-0026-00-1	2848 KNOTTINGHAM LANE	06/22/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$109,400	45.39	\$259,425	\$17,285	\$35,710	102.0	129.0	0.31	0.31	\$169	\$55,579	\$1.28	12404	3281/2883	
206	12-9700-0008-00-3	6575 FREDONIA CIRCLE	03/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,100	44.14	\$213,104	\$47,371	\$40,475	115.6	150.0	0.40	0.40	\$410	\$117,546	\$2.70	12404	3321/2214	
207	12-9701-0018-00-7	6535 NIAGARA CIRCLE	12/17/21	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$105,700	39.90	\$250,587	\$55,806	\$41,493	118.6	202.0	0.46	0.46	\$471	\$120,272	\$2.76	12404	3357/2342	
208	12-9701-0019-00-3	6549 NIAGARA CIRCLE	12/17/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$107,800	35.34	\$265,929	\$76,209	\$37,138	106.1	210.0	0.42	0.42	\$718	\$182,755	\$4.20	12404	3358/2345	
209	12-9701-0020-00-1	6555 NIAGARA CIRCLE	06/22/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$120,800	45.93	\$246,772	\$63,486	\$47,258	135.0	248.0	0.72	0.72	\$470	\$87,809	\$2.02	12404	3333/1311	
210	12-9701-0030-00-7	6538 NIAGARA CIRCLE	12/20/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,300	39.71	\$222,714	\$58,530	\$41,244	117.8	202.0	0.46	0.46	\$497	\$127,516	\$2.93	12404	3357/2198	
211	12-0015-0059-02-8	4636 CLEVELAND	11/13/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,300	35.09	\$37,711	\$50,605	\$33,316	220.2	100.0	0.57	0.57	\$230	\$88,162	\$2.02	12405	3300/1364	
212	12-0023-0030-08-0	5523 WASHINGTON	06/18/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,900	28.43	\$37,763	\$70,000	\$37,763	351.2	252.5	1.67	1.67	\$199	\$41,941	\$0.96	12405	3279/2029	
213	12-0028-0008-10-7	STEV-BARODA	12/09/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$4,500	75.00	\$8,543	\$6,000	\$8,543	418.2	101.5	1.09	0.00	\$14	\$5,505	\$0.13	12405	3303/2559	
214	12-0009-0025-01-3	3958 RED ARROW	12/04/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,700	46.85	\$215,636	\$20,878	\$36,514	234.3	115.5	0.69	0.59	\$89	\$30,258	\$0.69	12405	3303/2948	
215	12-0011-0002-06-6	1205 W GLENLORD	07/30/21	\$204,670	WD	03-ARM'S LENGTH	\$204,670	\$91,800	44.85	\$202,092	\$28,299	\$25,721	168.5	82.5	0.36	0.36	\$168	\$78,608	\$1.80	12405	3338/2863	
216	12-0011-0010-01-8	3750 WASHINGTON	03/03/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$79,500	35.33	\$187,213	\$73,331	\$35,544	269.6	79.5	0.61	0.61	\$272	\$119,626	\$2.75	12405	3367/1161	
217	12-0014-0027-08-0	4780 WASHINGTON	05/14/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,600	41.16	\$193,221	\$63,695	\$31,916	216.2	91.5	0.53	0.53	\$295	\$119,279	\$2.74	12405	3328/2266	
218	12-0014-0041-03-1	1339 W MARQUETTE WDS	06/23/21	\$169,000	OTH	03-ARM'S LENGTH	\$169,000	\$87,400	51.72	\$191,378	\$11,943	\$34,321	241.1	90.0	0.59	0.59	\$50	\$20,208	\$0.46	12405	3333/0357	
219	12-0015-0047-06-2	4410 CLEVELAND	04/12/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$108,000	50.00	\$214,004	\$2,142	\$27,146	272.1	141.4	0.64	0.91	\$8	\$3,326	\$0.08	12405	3322/2376	
220	12-0016-0020-00-6	2866 W GLENLORD	07/28/21	\$185,525	WD	03-ARM'S LENGTH	\$185,525	\$66,800	36.01	\$154,503	\$71,039	\$40,017	114.3	302.0	0.50	0.50	\$621	\$142,363	\$3.27	12405	3339/0676	
221	12-0016-0020-15-4	4157 RIDGE	07/15/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,400	55.78	\$206,516	\$9,267	\$35,783	285.0	118.7	0.82	0.82	\$33	\$11,343	\$0.26	12405	3282/2045	
222	12-0016-0031-11-3	4823 RIDGE	11/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,900	44.96	\$235,161	\$75,772	\$50,933	207.6	646.0	1.63	1.63	\$365	\$46,457	\$1.07	12405	3351/0418	
223	12-0016-0035-06-2	2620 W GLENLORD	08/03/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,200	31.48	\$326,909	\$105,624	\$47,533	284.4	330.0	1.50	1.50	\$371	\$70,416	\$1.62	12405	3345/1121	
224	12-0021-0034-07-1	4960 PUETZ	07/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$112,100	41.52	\$243,884	\$54,798	\$28,682	188.9	89.0	0.44	0.44	\$290	\$124,541	\$2.86	12405	3338/2690	
225	12-0022-0025-07-0	4950 S ROOSEVELT	09/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,100	47.85	\$215,413	\$18,857	\$29,270	234.6	62.0	0.43	0.43	\$80	\$43,853	\$1.01	12405	3348/0420	
226	12-0023-0014-01-7	5293 WASHINGTON	09/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,000	36.79	\$229,473	\$81,659	\$31,132	188.9	115.0	0.53	0.53	\$432	\$154,657	\$3.55	12405	3343/3196	
227	12-0023-0017-06-7	1627 ALEX	05/14/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,800	40.95	\$179,901	\$46,787	\$36,688	204.8	165.0	0.68	0.76	\$228	\$68,603	\$1.57	12405	3328/2557	
228	12-0023-0021-00-5	5255 CLEVELAND	12/01/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$124,800	43.05	\$296,789	\$33,238	\$40,127	246.6	139.0	0.84	0.84	\$135	\$39,475	\$0.91	12405	3304/0820	
229	12-0023-0025-12-4	1490 W MARQUETTE WDS	12/16/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$64,400	34.44	\$166,490	\$65,858	\$45,348	0.0	0.0	1.24	1.24	#DIV/0!	\$53,111	\$1.22	12405	3308/0665	
230	12-0023-0030-09-8	5533 WASHINGTON	06/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,600	44.64	\$260,042	\$40,309	\$50,351	349.1	252.0	1.67	1.67	\$115	\$24,152	\$0.55	12405	3279/2188	
231	12-0027-0002-12-7	2334 W JOHN BEERS	04/09/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$103,500	36.32	\$224,453	\$102,406	\$41,859	274.6	123.5	0.88	0.88	\$373	\$116,503	\$2.67	12405	3322/0949	
232	12-0027-0004-04-9	2106 W JOHN BEERS	08/18/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,700	43.13	\$155,827	\$28,374	\$34,201	207.7	124.5	0.63	0.63	\$137	\$45,110	\$1.04	12405	3289/1557	
233	12-0500-0001-00-7	3720 S CLEVELAND	02/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,800	36.82	\$157,231	\$69,599	\$31,830	90.9	124.0	0.25	0.25	\$765	\$275,095	\$6.32	12405	3365/1520	
234	12-0500-0003-00-0	1738 MAIDEN LANE	09/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,700	40.71	\$216,480	\$55,135	\$31,615	90.3	124.0	0.25	0.25	\$610	\$219,661	\$5.04	12405	3345/2984	
235	12-0500-000																					

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
249	12-2700-0031-00-7	4142 MORTON LANE	12/02/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$87,500	33.40	\$267,817	\$29,348	\$35,165	100.5	119.0	0.30	0.30	\$292	\$99,485	\$2.28	12405	3307/2897	
250	12-2850-0003-00-7	3765 GLEN HAVEN	07/20/20	\$259,600	WD	03-ARM'S LENGTH	\$259,600	\$100,600	38.75	\$242,712	\$62,020	\$45,132	128.9	133.0	0.46	0.46	\$481	\$133,664	\$3.07	12405	3283/2053	
251	12-2850-0023-00-7	3714 GREEN ACRE	06/26/20	\$173,800	WD	03-ARM'S LENGTH	\$173,800	\$74,900	43.10	\$179,234	\$39,562	\$44,996	128.6	132.0	0.46	0.46	\$308	\$85,818	\$1.97	12405	3281/3416	
252	12-2850-0026-00-6	3780 GREEN ACRE	09/28/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,100	43.49	\$162,682	\$57,314	\$44,996	128.6	132.0	0.46	0.46	\$446	\$124,325	\$2.85	12405	3346/0690	
253	12-2875-0006-00-1	1799 CLEARWOOD	12/22/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,300	45.72	\$196,738	\$20,322	\$37,060	105.9	132.0	0.33	0.33	\$192	\$61,027	\$1.40	12405	3305/3174	
254	12-2875-0007-00-7	1827 CLEARWOOD	03/21/22	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$88,500	43.60	\$199,007	\$41,053	\$37,060	105.9	132.0	0.33	0.33	\$388	\$123,282	\$2.83	12405		
255	12-2875-0030-00-9	1847 SHERWOOD	01/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$80,100	36.41	\$188,524	\$67,516	\$36,040	103.0	132.0	0.32	0.32	\$656	\$212,314	\$4.87	12405	3363/0451	
256	12-3020-0009-00-7	5131 NORMAN	07/23/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,600	45.40	\$212,954	\$49,074	\$47,028	134.4	205.0	0.57	0.57	\$365	\$85,495	\$1.96	12405	3338/1787	
257	12-3080-0013-00-8	2201 BONNIE	08/10/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,400	37.51	\$209,252	\$54,151	\$38,403	109.7	164.0	0.38	0.38	\$494	\$142,503	\$3.27	12405	3286/3246	
258	12-3080-0014-00-4	2187 BONNIE	08/05/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$172,360	\$25,908	\$38,268	109.3	165.0	0.38	0.38	\$237	\$68,359	\$1.57	12405	3286/1976	
259	12-3220-0001-00-9	2063 ORCHARD	06/25/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$95,000	36.68	\$245,769	\$49,332	\$36,101	103.1	139.4	0.33	0.33	\$478	\$151,791	\$3.48	12405	3334/1730	
260	12-3220-0007-00-7	1963 ORCHARD	08/14/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$88,000	44.90	\$211,446	\$18,920	\$34,366	98.2	132.0	0.29	0.29	\$193	\$64,354	\$1.48	12405	3287/3167	
261	12-3220-0008-00-3	1949 ORCHARD	06/24/21	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$89,700	39.26	\$206,623	\$56,297	\$34,420	98.3	131.5	0.29	0.29	\$572	\$191,486	\$4.40	12405	3334/2459	
262	12-3220-0015-00-0	1982 ORCHARD	10/25/21	\$301,501	WD	03-ARM'S LENGTH	\$301,501	\$115,400	38.28	\$264,844	\$72,075	\$35,418	101.2	132.0	0.31	0.31	\$712	\$233,252	\$5.35	12405	3350/0799	
263	12-3220-0017-00-2	2014 ORCHARD	03/26/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,500	38.21	\$198,438	\$31,980	\$35,418	101.2	132.0	0.31	0.31	\$316	\$103,495	\$2.38	12405	3320/0641	
264	12-4480-0012-00-2	1754 N SIERRA	09/01/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$82,000	47.95	\$180,184	\$22,617	\$31,801	90.9	128.0	0.26	0.26	\$249	\$88,348	\$2.03	12405	3342/1268	
265	12-4480-0030-00-1	1781 S SIERRA	07/29/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$73,400	42.55	\$174,883	\$29,811	\$32,194	92.0	132.0	0.26	0.26	\$324	\$112,920	\$2.59	12405	3285/2896	
266	12-4520-0004-00-2	1762 SANTA MARIA	03/10/22	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$78,800	47.43	\$175,357	\$69,082	\$33,939	97.0	132.0	0.29	0.29	\$712	\$239,868	\$5.51	12405	3367/1928	
267	12-4520-0010-00-2	1860 SANTA MARIA	08/19/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,900	38.86	\$190,579	\$29,421	\$35,000	100.0	132.0	0.30	0.30	\$294	\$97,099	\$2.23	12405	3288/1927	
268	12-4520-0027-00-7	1750 EL DORADO	05/07/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,000	40.44	\$201,201	\$58,377	\$34,578	98.8	132.0	0.30	0.30	\$591	\$196,556	\$4.51	12405	3327/2091	
269	12-4560-0011-00-8	5884 JAMES	11/16/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$77,600	39.19	\$191,958	\$40,067	\$34,025	97.2	123.0	0.28	0.28	\$412	\$142,082	\$3.26	12405	3355/0462	
270	12-4560-0020-00-7	6022 JAMES	01/11/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$91,100	31.96	\$259,101	\$59,924	\$34,025	97.2	123.0	0.28	0.28	\$616	\$212,496	\$4.88	12405	3360/0899	
271	12-4560-0024-00-2	1774 JONI LANE	05/21/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,500	45.28	\$179,204	\$35,228	\$34,432	98.4	123.0	0.29	0.29	\$358	\$122,319	\$2.81	12405	3330/2144	
272	12-4560-0044-00-3	5839 JAMES	08/13/21	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$78,600	42.49	\$171,780	\$47,356	\$34,136	97.5	124.0	0.29	0.29	\$486	\$166,161	\$3.81	12405	3340/1054	
273	12-4600-0004-00-4	1795 N DONNA	01/13/22	\$209,500	WD	03-ARM'S LENGTH	\$209,500	\$92,500	44.15	\$203,177	\$48,168	\$41,845	119.6	133.0	0.41	0.41	\$403	\$117,770	\$2.70	12405	3362/0138	
274	12-4600-0010-00-4	5138 W DONNA	11/13/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,800	37.60	\$161,749	\$45,667	\$32,416	92.6	132.0	0.27	0.27	\$493	\$171,037	\$3.93	12405	3303/2131	
275	12-4600-0011-00-1	1862 N DONNA	09/30/20	\$162,000	OTH	03-ARM'S LENGTH	\$162,000	\$70,300	43.40	\$169,415	\$27,585	\$35,000	100.0	132.0	0.30	0.30	\$276	\$91,040	\$2.09	12405	3315/1386	
276	12-4600-0032-00-8	1826 S DONNA	05/21/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$74,400	51.31	\$172,927	\$6,651	\$34,578	98.8	132.0	0.30	0.30	\$67	\$22,394	\$0.51	12405	3277/1213	
277	12-4600-0035-00-7	1772 S DONNA	11/19/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$70,400	42.16	\$151,683	\$49,256	\$33,939	97.0	132.0	0.29	0.29	\$508	\$171,028	\$3.93	12405	3353/3177	
278	12-4600-0036-00-3	1758 S DONNA	07/22/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$86,900	41.78	\$193,052	\$48,887	\$33,939	97.0	132.0	0.29	0.29	\$504	\$169,747	\$3.90	12405	3338/0849	
279	12-4680-0006-00-5	1366 MAIDEN LANE	11/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$89,300	44.65	\$206,973	\$29,064	\$36,037	103.0	142.0	0.33	0.33	\$282	\$89,153	\$2.05	12405	3301/0266	
280	12-4680-0007-00-1	1342 MAIDEN LANE	12/22/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$74,900	31.74	\$215,795	\$54,035	\$33,830	96.7	142.0	0.29	0.29	\$559	\$184,420	\$4.23	12405	3306/1398	
281	12-4820-0001-00-2	4690 WASHINGTON	11/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,000	46.29	\$183,136	\$36,314	\$44,450	127.0	148.0	0.47	0.47	\$286	\$77,429	\$1.78	12405	3352/3251	
282	12-4820-0008-00-7	1438 LUPINE	10/05/20	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$76,700	39.35	\$197,796	\$35,848	\$38,744	110.7	138.0	0.36	0.36	\$324	\$98,484	\$2.26	12405	3296/0074	
283	12-4820-0026-00-5	1337 LUPINE	12/10/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$79,400	38.17	\$206,664	\$40,841	\$39,505	112.9	143.0	0.38	0.38	\$362	\$107,194	\$2.46	12405	3304/1117	
284	12-4820-0033-00-1	1461 LUPINE	06/19/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,300	46.11	\$202,345	\$22,160	\$39,505	112.9	143.0	0.38	0.38	\$196	\$58,163	\$1.34	12405	3281/3231	
285	12-5340-0007-00-9	5667 E HIAWATHA LANE	01/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$80,500	41.28	\$196,505	\$27,838	\$29,343	83.8	142.0	0.23	0.23	\$332	\$120,511	\$2.77	12405	3315/0173	
286	12-5340-0013-00-9	5642 W HIAWATHA LANE	09/13/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$76,000	34.08	\$188,501	\$65,317	\$30,818	88.1	127.0	0.24	0.24	\$742	\$269,905	\$6.20	12405	3343/3182	
287	12-5340-0039-00-8	5538 E HIAWATHA LANE	05/28/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,000	47.69	\$207,709	\$18,683	\$31,392	89.7	138.7	0.26	0.26	\$208	\$72,696	\$1.67	12405	3331/1288	
288	12-5340-0045-00-8	5551 MOHICAN	10/01/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,000	34.48	\$262,780	\$62,533	\$35,313	100.9	89.0	0.27	0.27	\$620	\$231,604	\$5.32	12405	3347/3208	
289	12-5350-0068-00-5	5524 SIOUX	10/20/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$98,200	53.08	\$216,047	\$9,011	\$40,058	114.5	150.0	0.40	0.40	\$79	\$22,755	\$0.52	12405	3299/0645	
290	12-5350-0089-00-2	2159 SHIAWASEE LANE	09/09/20	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$92,100	43.24	\$219,765	\$28,546	\$35,311	100.9	131.0	0.31	0.31	\$283	\$92,984	\$2.13	12405		
291	12-5350-0090-00-1	2160 PAWNEE	08/31/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$96,000	38.55	\$264,809	\$19,502	\$35,311	100.9	131.0	0.31	0.31	\$193	\$63,524	\$1.46	12405	3288/2350	
292	12-5350-0095-00-2	2236 PAWNEE	02/15/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$100,300	38.59	\$220,709	\$73,027	\$33,836	96.7	131.0	0.29	0.29	\$755	\$255,339	\$5.86	12405	3364/2071	
293	12-5350-0096-00-9	2254 PAWNEE	04/20/20	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$105,200	45.36	\$251,935	\$13,801	\$33,836	96.7	131.0	0.29	0.29	\$143	\$48,255	\$1.11	12405	3275/3244	
294	12-5620-0032-00-8	2093 ACORN	08/04/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,300	41.39	\$169,216	\$28,101	\$32,317	92.3	131.0	0.27	0.27	\$304	\$106,042	\$2.43	12405	3286/1135	
295	12-5620-0035-00-7	2045 ACORN	06/16/20	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$72,700	42.89	\$195,059	\$6,758	\$32,317	92.3	131.0	0.27	0.27	\$73	\$25,502	\$0.59	12405	3279/1066	
296	12-5700-0003-00-0	1315 W GLENLORD	05/18/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,600	39.80	\$195,305	\$41,914	\$32,219	92.1	130.0	0.26	0.26	\$455	\$159,369	\$3.66	12405	3277/0501	
297	12-5700-0008-00-1	4050 GLENORCHARD	11/01/21	\$20																		

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
311	12-6080-0022-00-3	6003 BONANZA	07/21/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$202,620	\$51,958	\$34,578	98.8	132.0	0.30	0.30	\$526	\$174,943	\$4.02	12405	3338/1043	
312	12-6080-0030-00-0	6062 BONANZA	03/29/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,400	38.63	\$178,877	\$44,415	\$33,292	95.1	132.0	0.28	0.28	\$467	\$159,194	\$3.65	12405	3320/2045	
313	12-6080-0048-00-2	6032 PONDEROSA	04/28/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,200	40.09	\$188,523	\$61,160	\$34,683	99.1	133.0	0.30	0.30	\$617	\$204,548	\$4.70	12405	3325/0523	
314	12-6080-0049-00-9	6016 PONDEROSA	09/18/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,400	40.70	\$210,305	\$24,378	\$34,683	99.1	133.0	0.30	0.30	\$246	\$81,532	\$1.87	12405	3295/1437	
315	12-6080-0050-00-7	6002 PONDEROSA	05/01/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,900	51.27	\$183,436	\$1,247	\$34,683	99.1	133.0	0.30	0.30	\$13	\$4,171	\$0.10	12405	3274/2028	
316	12-6080-0053-00-6	5958 PONDEROSA	11/06/20	\$180,900	WD	03-ARM'S LENGTH	\$180,900	\$71,400	39.47	\$184,362	\$36,287	\$39,749	113.6	133.0	0.38	0.38	\$320	\$96,508	\$2.22	12405	3301/1485	
317	12-7100-0005-00-5	1615 ROBERTS	05/18/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,500	43.49	\$215,622	\$36,235	\$36,857	105.3	132.0	0.33	0.33	\$344	\$109,803	\$2.52	12405	3277/0497	
318	12-7100-0023-00-3	3785 S CLEVELAND	10/29/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$92,900	42.81	\$213,209	\$40,241	\$36,450	104.1	132.0	0.32	0.32	\$386	\$124,201	\$2.85	12405	3300/1170	
319	12-7200-0001-00-6	1162 MAIDEN LANE	06/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,500	33.06	\$129,814	\$80,392	\$30,206	86.3	123.0	0.23	0.23	\$932	\$346,517	\$7.95	12405	3334/1212	
320	12-7200-0014-00-1	1172 VENUS	01/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,100	51.50	\$161,219	\$16,563	\$37,782	107.9	232.0	0.42	0.42	\$153	\$39,911	\$0.92	12405	3311/1610	
321	12-7200-0015-00-7	1184 VENUS	12/18/20	\$181,600	WD	03-ARM'S LENGTH	\$181,600	\$86,500	47.63	\$192,212	\$27,526	\$38,138	109.0	233.0	0.42	0.42	\$253	\$65,073	\$1.49	12405	3311/1622	
322	12-7200-0023-00-0	3784 SOUTHFIELD	07/15/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$58,400	33.56	\$150,518	\$53,809	\$30,327	86.6	122.0	0.23	0.23	\$621	\$231,935	\$5.32	12405	3287/1836	
323	12-7200-0026-00-9	3744 SOUTHFIELD	06/23/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$68,200	44.58	\$165,678	\$17,748	\$30,426	86.9	123.0	0.23	0.23	\$204	\$75,846	\$1.74	12405	3279/2241	
324	12-7200-0027-00-5	3732 SOUTHFIELD	03/26/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$59,600	37.02	\$139,731	\$51,695	\$30,426	86.9	123.0	0.23	0.23	\$595	\$220,919	\$5.07	12405	3321/2858	
325	12-7450-0003-00-8	1659 N TEAKWOOD	07/29/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$92,300	34.31	\$285,857	\$15,999	\$32,856	93.9	132.0	0.27	0.27	\$170	\$58,604	\$1.35	12405	3287/0857	
326	12-7450-0003-00-8	1659 N TEAKWOOD	06/18/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$115,900	39.98	\$285,857	\$36,899	\$32,856	93.9	132.0	0.27	0.27	\$393	\$135,161	\$3.10	12405	3334/0245	
327	12-7450-0005-00-1	1633 N TEAKWOOD	08/28/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$98,000	37.71	\$238,859	\$53,897	\$32,856	93.9	132.0	0.27	0.27	\$574	\$197,425	\$4.53	12405	3288/2616	
328	12-7450-0014-00-0	1584 S TEAKWOOD	07/30/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$101,000	44.40	\$227,642	\$35,657	\$30,799	88.0	134.0	0.25	0.25	\$405	\$144,947	\$3.33	12405	3338/2982	
329	12-7450-0021-00-6	1676 S TEAKWOOD	09/15/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$84,000	40.19	\$178,398	\$61,445	\$30,843	88.1	132.0	0.25	0.25	\$697	\$250,796	\$5.76	12405	3344/3487	
330	12-7450-0026-00-8	1617 S TEAKWOOD	12/18/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,900	37.29	\$215,151	\$40,920	\$31,071	88.8	132.0	0.25	0.25	\$461	\$165,000	\$3.79	12405	3306/0301	
331	12-8550-0005-00-2	1235 VENUS	10/05/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,600	40.84	\$189,845	\$35,164	\$35,009	100.0	160.0	0.32	0.32	\$352	\$108,867	\$2.50	12405	3296/0369	
332	12-8650-0007-00-1	1404 WILSON	07/01/21	\$277,320	WD	03-ARM'S LENGTH	\$277,320	\$93,400	33.68	\$245,633	\$67,727	\$36,040	103.0	132.0	0.32	0.32	\$658	\$212,978	\$4.89	12405	3347/1786	
333	12-8650-0018-00-3	1405 WILSON	10/23/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$88,600	34.75	\$264,823	\$26,217	\$36,040	103.0	132.0	0.32	0.32	\$255	\$82,443	\$1.89	12405	3300/0215	
334	12-8650-0019-00-0	1389 WILSON	11/19/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$102,900	39.59	\$226,669	\$69,271	\$36,040	103.0	132.0	0.32	0.32	\$673	\$217,833	\$5.00	12405	3357/0678	
335	12-8650-0020-00-8	1375 WILSON	02/02/21	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$85,700	33.54	\$235,990	\$55,550	\$36,040	103.0	132.0	0.32	0.32	\$539	\$174,686	\$4.01	12405	3311/2305	
336	12-8650-0020-00-8	1375 WILSON	04/30/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$104,500	40.82	\$235,990	\$56,050	\$36,040	103.0	132.0	0.32	0.32	\$544	\$176,258	\$4.05	12405	3326/1448	
337	12-8700-0029-00-5	1371 WILSHIRE TERRACE	12/17/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$78,800	47.04	\$173,523	\$24,684	\$30,707	87.7	133.0	0.24	0.24	\$281	\$101,164	\$2.32	12405	3358/1001	
338	12-8700-0030-00-3	1357 WILSHIRE TERRACE	08/05/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$58,000	36.48	\$159,188	\$30,519	\$30,707	87.7	133.0	0.24	0.24	\$348	\$125,078	\$2.87	12405	3287/0652	
339	12-8700-0042-00-1	1452 WILSHIRE TERRACE	12/23/20	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$81,200	41.86	\$204,659	\$19,955	\$30,614	87.5	132.0	0.24	0.24	\$228	\$82,459	\$1.89	12405	3306/1813	
340	12-8700-0054-00-0	1343 CASTLE COURT	03/01/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$61,300	37.84	\$148,171	\$43,879	\$30,050	85.9	126.0	0.23	0.23	\$511	\$189,952	\$4.36	12405	3316/2797	
341	12-8800-0005-00-5	2558 LOCUST LANE	07/24/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$70,400	45.13	\$167,154	\$23,823	\$34,977	99.9	91.0	0.27	0.27	\$238	\$89,225	\$2.05	12405	3287/2344	
342	12-0021-0004-16-3	W MARQUETTE WDS	04/09/21	\$11,200	WD	03-ARM'S LENGTH	\$11,200	\$12,800	114.29	\$27,915	\$11,200	\$27,915	237.0	89.0	0.59	0.59	\$47	\$19,048	\$0.44	12406	3332/3463	
343	12-0011-0006-02-9	1507 FRUITWOOD	12/29/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,300	35.95	\$196,298	\$48,702	\$30,000	100.0	150.0	0.34	0.34	\$487	\$141,576	\$3.25	12409	3307/1631	
344	12-0012-0003-01-0	588 MAIDEN LANE	06/16/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$36,500	39.67	\$36,493	\$92,000	\$36,493	286.6	132.0	1.00	1.00	\$321	\$92,000	\$2.11	12406	3332/0694	
345	12-0014-0020-02-6	1330 W GLENLORD	11/20/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$93,100	39.79	\$231,481	\$25,850	\$23,331	189.8	84.0	0.43	0.43	\$136	\$59,838	\$1.37	12409	3304/2391	
346	12-0014-0020-02-6	1330 W GLENLORD	11/29/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,100	37.85	\$231,481	\$66,850	\$23,331	189.8	84.0	0.43	0.43	\$352	\$154,745	\$3.55	12409	3357/0505	
347	12-0014-0040-07-8	1147 W MARQUETTE WDS	01/13/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,900	28.81	\$133,074	\$38,199	\$36,273	120.9	222.0	0.53	0.53	\$316	\$72,484	\$1.66	12406	3310/1244	
348	12-0015-0039-02-7	1878 W GLENLORD	01/06/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,600	52.17	\$134,502	\$26,962	\$41,464	138.2	120.0	0.55	0.55	\$195	\$49,201	\$1.13	12406	3360/0574	
349	12-0015-0039-03-5	1890 W GLENLORD	08/05/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$74,400	40.88	\$176,285	\$41,188	\$35,473	118.2	291.0	0.57	0.57	\$348	\$72,514	\$1.66	12406	3340/1803	
350	12-0015-0044-04-7	2244 JEFFREY	07/19/21	\$187,900	WD	03-ARM'S LENGTH	\$187,900	\$68,300	36.35	\$151,489	\$66,411	\$30,000	100.0	150.0	0.34	0.34	\$664	\$193,055	\$4.43	12409	3336/2845	
351	12-0015-0044-06-3	2202 JEFFREY	02/27/21	\$199,000	QC	03-ARM'S LENGTH	\$199,000	\$68,300	34.32	\$180,466	\$48,534	\$30,000	100.0	150.0	0.34	0.34	\$485	\$141,087	\$3.24	12409	3358/0665	
352	12-0015-0044-09-8	4407 N ROOSEVELT	03/11/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,800	42.62	\$162,896	\$5,573	\$23,469	190.2	85.0	0.44	0.44	\$29	\$12,753	\$0.29	12406	3318/2530	
353	12-0015-0053-04-6	2271 W MARQUETTE WDS	01/21/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,200	36.31	\$124,547	\$35,061	\$29,608	98.7	170.0	0.35	0.35	\$355	\$99,889	\$2.29	12406	3312/0034	
354	12-0015-0059-06-1	4628 CLEVELAND	10/26/20	\$295,900	WD	03-ARM'S LENGTH	\$295,900	\$55,300	18.69	\$226,628	\$97,052	\$27,780	222.6	100.0	0.58	0.60	\$436	\$168,201	\$3.86	12406	3297/0345	
355	12-0021-0004-03-1	5109 WAYSIDE	01/03/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,700	38.22	\$165,115	\$62,174	\$42,289	141.0	660.0	1.00	1.00	\$441	\$62,174	\$1.43	12406	3359/1505	
356	12-0021-0009-09-2	2834 W MARQUETTE WDS	12/17/21	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$71,400	40.23	\$163,756	\$62,921	\$49,177	568.0	161.0	2.10	2.10	\$111	\$29,962	\$0.69	12406	3357/2638	
357	12-0021-0029-15-8	3145 KHAN	11/17/21	\$184,400	WD	03-ARM'S LENGTH	\$184,400	\$62,600	33.95	\$147,999	\$75,182	\$38,781	129.3	285.0	0.65	0.65	\$582	\$114,957	\$2.64	12406	3353/1903	
358	12-0021-0029-27-1	3152 BIRCHWOOD	01/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,600	43.29	\$171,037	\$28,230	\$29,267	97.6	141.0	0.34	0.32	\$289	\$83,029	\$1.91	12409	3360/2298	
359	12-0022-0001-06-5	2004 W MARQUETTE WDS																				

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
373	12-4720-0067-00-7	3839 MEADOW LANE	06/09/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$52,000	34.90	\$156,446	\$38,398	\$45,844	152.8	433.0	0.99	0.99	\$251	\$38,630	\$0.89	12406	3279/1583	
374	12-4720-0076-00-6	3950 MEADOW LANE	04/07/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$70,000	47.46	\$160,089	\$28,076	\$40,665	200.7	369.0	1.19	1.19	\$140	\$23,673	\$0.54	12406	3322/1047	
375	12-4720-0080-00-3	4042 MEADOW LANE	05/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,000	47.33	\$162,343	\$28,355	\$40,698	200.9	370.0	1.19	1.19	\$141	\$23,848	\$0.55	12406	3329/2486	
376	12-5280-0009-00-4	2215 VELVET	11/18/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$62,100	34.52	\$159,828	\$49,125	\$29,053	96.8	120.0	0.30	0.30	\$507	\$162,129	\$3.72	12409	3353/2871	
377	12-6750-0001-00-9	2184 WELCH	02/09/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$92,600	38.91	\$205,726	\$81,361	\$49,087	163.6	150.2	0.78	0.78	\$497	\$103,909	\$2.39	12409	3363/2416	
378	12-6750-0011-00-4	2223 WELCH	03/30/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$66,400	35.41	\$161,757	\$57,482	\$31,739	105.8	178.0	0.40	0.40	\$543	\$143,705	\$3.30	12409	3320/2464	
379	12-6800-0011-00-4	2158 CAROL LANE	12/20/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,600	36.00	\$194,552	\$71,929	\$31,481	104.9	132.0	0.36	0.36	\$685	\$200,919	\$4.61	12409	3359/1779	
380	12-6800-0014-00-3	2210 CAROL LANE	02/28/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$93,600	50.59	\$188,511	\$27,970	\$31,481	104.9	132.0	0.36	0.36	\$267	\$78,128	\$1.79	12409		
381	12-7240-0012-00-7	1226 W JOHN BEERS	10/28/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$136,757	\$49,711	\$21,468	71.6	124.0	0.19	0.19	\$695	\$268,708	\$6.17	12406	3350/2310	
382	12-9700-0013-00-7	6540 FREDONIA CIRCLE	08/17/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,700	48.97	\$198,506	\$10,220	\$33,726	112.4	201.0	0.46	0.46	\$91	\$22,169	\$0.51	12409	3287/3187	
383	45-0021-0027-00-1	5531 ST JOSEPH	11/23/20	\$181,500	WD	19-MULTI PARCEL AF	\$181,500	\$49,100	27.05	\$162,770	\$93,499	\$48,877	162.9	453.0	0.56	0.25	\$574	\$166,073	\$3.81	45403		45-0021-0026-10-2
384	45-0028-0052-11-9	6011 LEGION	08/06/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,000	39.39	\$160,648	\$24,937	\$20,585	168.6	75.0	0.34	0.34	\$148	\$72,491	\$1.66	45403	3286/2123	
385	45-0028-0081-00-3	5875 ST JOSEPH	02/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,800	26.56	\$136,688	\$58,781	\$15,469	101.6	97.5	0.22	0.22	\$579	\$262,415	\$6.02	45403	3316/0310	
386	45-0900-0001-00-7	2521 DEMORROW CIRCLE	07/29/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$92,100	40.48	\$191,037	\$66,410	\$29,947	99.8	118.0	0.32	0.32	\$665	\$209,495	\$4.81	45404	3338/1129	
387	45-0900-0008-00-1	2540 DEMORROW CIRCLE	01/19/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$96,200	38.17	\$202,193	\$88,887	\$39,080	130.3	98.5	0.47	0.47	\$682	\$191,155	\$4.39	45404	3361/2586	
388	45-2250-0049-00-2	5590 FAIRVIEW	12/18/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,500	31.92	\$108,405	\$50,100	\$28,505	95.0	132.0	0.30	0.30	\$527	\$165,347	\$3.80	45403	3308/2884	
389	45-6000-0027-00-1	5609 W KAREN COURT	01/17/22	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$75,100	32.72	\$180,016	\$80,676	\$31,192	104.0	90.0	0.31	0.31	\$776	\$260,245	\$5.97	45404	3363/2247	
390	12-8901-0154-00-5	5944 WABASH	07/19/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$20,900	42.65	\$136,845	\$49,000	\$39,270	98.2	130.0	0.40	0.40	\$499	\$121,588	\$2.79	12407	3337/2423	
391	12-8901-0157-00-4	5990 WABASH	10/29/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$18,600	42.27	\$353,910	\$44,000	\$37,139	92.8	154.0	0.36	0.36	\$474	\$121,547	\$2.79	12407	3297/3227	
392	12-8901-0159-00-7	6035 WABASH	03/07/22	\$85,000	PTA	19-MULTI PARCEL AF	\$85,000	\$40,800	48.00	\$116,450	\$85,000	\$76,751	191.9	357.0	0.81	0.36	\$443	\$105,068	\$2.41	12407		12-8901-0165-00-7
393	12-8901-0163-00-4	6058 RACINE	08/17/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$18,300	37.35	\$34,448	\$49,000	\$34,448	86.1	170.0	0.35	0.35	\$569	\$139,601	\$3.20	12407	3341/3364	
394	12-8901-0171-00-7	5998 RACINE DRIVE	01/20/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$20,300	46.14	\$448,005	\$44,000	\$40,563	101.4	210.0	0.45	0.45	\$434	\$97,130	\$2.23	12407	3309/2530	
395	12-8901-0183-00-5	5999 RACINE DRIVE	04/06/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$22,700	46.33	\$444,997	\$49,000	\$42,739	106.8	203.0	0.51	0.51	\$459	\$96,457	\$2.21	12407	3322/3298	
396	12-8901-0192-00-4	6092 LONGHORN TRAIL	09/10/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$18,300	41.59	\$42,383	\$44,000	\$36,503	91.3	164.0	0.34	0.34	\$482	\$128,280	\$2.94	12407	3290/0896	
397	12-8901-0195-00-3	6090 BLACKHAWK	04/15/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$21,200	48.18	\$484,901	\$44,000	\$42,449	106.1	214.0	0.45	0.45	\$415	\$96,916	\$2.22	12407	3272/1599	
398	12-8901-0197-00-6	6070 BLACKHAWK	11/04/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$20,900	47.50	\$47,770	\$44,000	\$41,890	104.7	165.0	0.49	0.49	\$420	\$89,069	\$2.04	12407	3298/2555	
399	12-8901-0199-00-9	6101 BLACKHAWK	02/19/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,100	73.67	\$44,281	\$30,000	\$44,281	110.7	200.0	0.51	0.51	\$271	\$59,406	\$1.36	12407	3316/0306	
400	12-8901-0199-00-9	6101 BLACKHAWK	02/19/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$22,100	63.14	\$44,281	\$35,000	\$44,281	110.7	200.0	0.51	0.51	\$316	\$69,307	\$1.59	12407	3316/2815	
401	12-8901-0203-00-6	6179 LONGHORN TRAIL	03/01/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$21,000	55.26	\$39,467	\$38,000	\$39,467	98.7	135.0	0.37	0.37	\$385	\$103,825	\$2.38	12407	3366/0335	
402	12-8901-0220-00-8	6136 COMISKEY ROAD	08/20/21	\$90,000	WD	19-MULTI PARCEL AF	\$90,000	\$58,000	64.44	\$109,366	\$90,000	\$109,366	273.4	515.0	1.03	1.03	\$329	\$87,464	\$2.01	12407	3342/0495	12-8901-0225-00-0, 12-8901-0224-00-3
403	12-8901-0220-00-8	6136 COMISKEY ROAD	10/27/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$19,000	38.78	\$35,792	\$49,000	\$35,792	89.5	175.0	0.33	0.33	\$548	\$149,847	\$3.44	12407	3352/0140	
404	12-8901-0221-00-4	6152 COMISKEY ROAD	07/21/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$21,700	44.29	\$143,932	\$49,000	\$40,806	102.0	174.0	0.40	0.40	\$480	\$122,195	\$2.81	12407	3338/0760	
405	12-8901-0225-00-0	6199 COMISKEY ROAD	01/20/22	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$19,500	39.80	\$36,787	\$49,000	\$36,787	92.0	170.0	0.35	0.35	\$533	\$139,601	\$3.20	12407	3362/0188	
406	12-8901-0236-00-1	6276 COMISKEY ROAD	11/04/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,100	57.43	\$297,667	\$35,000	\$40,121	100.3	170.0	0.41	0.41	\$349	\$86,207	\$1.98	12407	3302/0204	
407	12-8901-0238-00-4	6244 COMISKEY ROAD	06/30/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,400	58.29	\$38,483	\$35,000	\$38,483	96.2	151.0	0.36	0.36	\$364	\$96,154	\$2.21	12407	3335/0529	
408	12-8900-0025-00-2	2163 MCCORMICK TRAIL	11/15/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$201,500	47.64	\$412,175	\$49,324	\$38,499	96.2	172.0	0.40	0.40	\$512	\$123,002	\$2.82	12407	3353/0102	
409	12-8900-0026-00-9	2175 MCCORMICK TRAIL	07/19/21	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$163,600	37.52	\$402,816	\$71,005	\$37,821	94.6	168.0	0.37	0.37	\$751	\$194,003	\$4.45	12407	3338/0846	
410	12-8900-0033-00-5	2254 MCCORMICK TRAIL	10/05/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$189,400	46.20	\$409,130	\$38,923	\$38,053	95.1	185.0	0.38	0.38	\$409	\$101,893	\$2.34	12407	3293/3218	
411	12-8900-0034-00-1	2238 MCCORMICK TRAIL	02/26/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$163,200	43.75	\$344,197	\$66,856	\$38,053	95.1	185.0	0.38	0.38	\$703	\$175,016	\$4.02	12407	3316/2800	
412	12-8900-0035-00-8	2222 MCCORMICK TRAIL	11/11/21	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$154,800	37.21	\$325,967	\$128,086	\$38,053	95.1	185.0	0.38	0.38	\$1,346	\$335,304	\$7.70	12407	3355/0464	
413	12-8900-0050-00-7	2093 MCCORMICK TRAIL	06/24/21	\$451,500	WD	03-ARM'S LENGTH	\$451,500	\$200,400	44.39	\$418,717	\$69,865	\$37,082	92.7	155.0	0.35	0.35	\$754	\$202,507	\$4.65	12407	3334/2273	
414	12-8900-0054-00-2	2128 JONI LANE	05/28/21	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$190,500	47.27	\$389,800	\$50,160	\$36,960	92.4	172.0	0.36	0.36	\$543	\$141,296	\$3.24	12407	3329/1904	
415	12-8900-0056-00-5	2100 JONI LANE	12/30/20	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$163,700	44.48	\$342,922	\$63,341	\$38,263	95.7	194.0	0.39	0.39	\$662	\$161,584	\$3.71	12407	3310/1256	
416	12-8900-0059-00-4	6134 FULLERTON ROAD	10/09/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$178,500	45.54	\$398,565	\$34,136	\$40,701	101.8	137.0	0.39	0.39	\$335	\$88,207	\$2.02	12407	3295/2986	
417	12-8900-0061-00-9	2025 JONI LANE	04/20/21	\$384,999	WD	03-ARM'S LENGTH	\$384,999	\$185,500	48.18	\$379,259	\$43,521	\$37,781	94.5	173.0	0.37	0.37	\$461	\$117,943	\$2.71	12407	3323/2991	
418	12-8900-0063-00-1	2053 JONI LANE	09/03/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$154,800	40.74	\$343,462	\$77,173	\$40,635	101.6	173.0	0.42	0.42	\$760	\$185,067	\$4.25	12407	3343/2604	
419	12-8900-0067-00-7	2125 JONI LANE	10/16/20	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$207,900	49.51	\$447,303	\$24,695	\$52,098	130.2	313.0	0.77	0.77	\$190	\$32,113	\$0.74	12407	3301/2249	
420	12-8900-0067-00-7	2125 JONI LANE	11/12/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$212,500	44.64	\$447,303	\$80,795	\$52,098	130.2	313.0	0.77	0.77	\$620	\$105,065	\$2.41	12407	3354/0505	

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
435	12-8901-0195-00-3	6090 BLACKHAWK	10/20/21	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$216,000	42.27	\$484,901	\$68,548	\$42,449	106.1	214.0	0.45	0.45	\$646	\$150,987	\$3.47	12407	3350/1319	
436	12-8901-0222-00-1	6155 COMISKEY ROAD	08/19/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$194,700	41.43	\$429,103	\$81,746	\$40,849	102.1	172.0	0.40	0.40	\$800	\$205,909	\$4.73	12407	3341/0506	
437	12-3210-0009-00-2	5522 IVY DRIVE	03/24/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$76,100	44.24	\$162,999	\$84,001	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3321/1657	
438	12-3210-0009-00-2	5522 IVY DRIVE	08/18/21	\$173,249	WD	03-ARM'S LENGTH	\$173,249	\$80,500	46.46	\$162,999	\$85,250	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3342/0063	
439	12-3210-0013-00-0	5514 IVY DRIVE	05/21/21	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$90,900	41.79	\$182,993	\$109,507	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410		
440	12-3211-0020-00-4	1623 HICKORY TRACE	10/25/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$88,800	46.76	\$178,989	\$85,911	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3352/0414	
441	12-3211-0029-00-1	1603 HICKORY TRACE	11/18/21	\$115,000	OTH	03-ARM'S LENGTH	\$115,000	\$77,300	67.22	\$156,769	\$33,231	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3362/1584	
442	12-3211-0030-00-0	1601 HICKORY TRACE	11/13/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$50,700	65.00	\$114,980	\$38,020	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3300/0634	
443	12-3211-0030-00-0	1601 HICKORY TRACE	04/12/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$55,700	45.28	\$114,980	\$83,020	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3323/3477	
444	12-3211-0033-00-9	1611 HICKORY TRACE	06/26/20	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$72,900	52.64	\$157,069	\$56,431	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3280/2823	
445	12-3211-0033-00-9	1611 HICKORY TRACE	04/30/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$77,400	50.92	\$157,069	\$69,931	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3326/2532	
446	12-3211-0036-00-8	1613 HICKORY TRACE	07/23/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$52,300	40.86	\$118,214	\$84,786	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3284/0998	
447	12-3211-0036-00-8	1613 HICKORY TRACE	06/28/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$57,000	37.50	\$118,214	\$108,786	\$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3334/2529	
448	12-8787-0002-00-5	5521 IVY DRIVE	01/04/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$120,700	48.87	\$223,608	\$78,392	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3361/0867	
449	12-8787-0003-00-1	5530 IVY	07/13/20	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$123,800	49.82	\$237,627	\$65,873	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3283/0552	
450	12-8787-0010-00-8	5537 IVY	09/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,600	45.21	\$236,805	\$98,195	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3344/2097	
451	12-8787-0011-00-4	5539 IVY	04/06/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$127,400	55.88	\$244,320	\$38,680	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3271/0407	
452	12-8787-0015-00-0	5551 IVY	12/04/20	\$269,999	WD	03-ARM'S LENGTH	\$269,999	\$133,900	49.59	\$258,427	\$66,572	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3307/2975	
453	12-8787-0021-00-0	5564 IVY	10/06/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$131,600	47.17	\$245,445	\$88,555	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3347/3279	
454	12-5960-0009-00-4	1812 PEACHTREE	09/14/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$112,600	44.16	\$222,573	\$67,427	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3345/2261	
455	12-5960-0007-00-1	1772 PEACHTREE	11/26/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$79,700	35.42	\$228,556	\$31,444	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12410	3258/3157	
456	12-4800-0001-00-0	3713 BUNGALOW	07/10/20	\$295,476	WD	03-ARM'S LENGTH	\$295,476	\$133,500	45.18	\$262,054	\$68,422	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3282/3072	
457	12-4800-0012-00-0	3809 BUNGALOW	04/06/20	\$292,963	WD	03-ARM'S LENGTH	\$292,963	\$151,400	51.68	\$297,370	\$30,593	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3271/1560	
458	12-4800-0016-00-0	3843 BUNGALOW	04/01/20	\$303,346	WD	03-ARM'S LENGTH	\$303,346	\$143,900	47.44	\$296,050	\$42,296	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3271/1563	
459	12-4800-0018-00-0	3859 BUNGALOW	09/18/20	\$294,035	WD	03-ARM'S LENGTH	\$294,035	\$105,200	35.78	\$294,285	\$34,750	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3292/0150	
460	12-4800-0019-00-0	3869 BUNGALOW	07/01/20	\$342,348	WD	03-ARM'S LENGTH	\$342,348	\$93,700	27.37	\$343,751	\$33,597	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3281/3195	
461	12-4800-0020-00-0	3875 BUNGALOW	05/06/20	\$286,234	WD	03-ARM'S LENGTH	\$286,234	\$90,700	31.69	\$289,217	\$32,017	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3275/3265	
462	12-4800-0022-00-0	3864 BUNGALOW	12/09/20	\$322,700	WD	03-ARM'S LENGTH	\$322,700	\$169,900	52.65	\$330,477	\$57,223	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3304/1911	
463	12-4800-0023-00-0	3848 BUNGALOW	07/30/20	\$401,864	WD	03-ARM'S LENGTH	\$401,864	\$171,100	42.58	\$387,656	\$79,208	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3286/0272	
464	12-4800-0037-00-0	4093 BUNGALOW	09/08/20	\$298,927	WD	03-ARM'S LENGTH	\$298,927	\$144,600	48.37	\$299,709	\$34,218	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3291/2560	
465	12-4800-0038-00-0	4087 BUNGALOW	08/04/20	\$307,953	WD	03-ARM'S LENGTH	\$307,953	\$173,700	56.40	\$329,399	\$13,554	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3285/0659	
466	12-4800-0062-00-0	3879 BUNGALOW PATH	12/15/21	\$412,076	WD	03-ARM'S LENGTH	\$412,076	\$0	0.00	\$324,326	\$122,750	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3357/1919	
467	12-4800-0063-00-0	3904 BUNGALOW PATH	10/19/21	\$464,520	WD	21-NOT USED/OTHEI	\$464,520	\$0	0.00	\$441,799	\$120,221	\$97,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3349/1028	
468	12-4800-0064-00-0	3910 BUNGALOW PATH	09/09/21	\$461,954	WD	21-NOT USED/OTHEI	\$461,954	\$0	0.00	\$439,711	\$119,743	\$97,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3343/1591	
469	12-4800-0065-00-0	3928 BUNGALOW PATH	08/02/21	\$489,602	WD	03-ARM'S LENGTH	\$489,602	\$0	0.00	\$445,750	\$141,352	\$97,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3338/2996	
470	12-4800-0067-00-0	3954 BUNGALOW PATH	07/26/21	\$400,031	WD	03-ARM'S LENGTH	\$400,031	\$0	0.00	\$344,859	\$120,172	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3337/2916	
471	12-4800-0066-00-0	3934 BUNGALOW	03/23/22	\$453,772	WD	03-ARM'S LENGTH	\$453,772	\$0	0.00	\$410,427	\$155,845	\$112,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410		
472	12-4800-0068-00-0	3960 BUNGALOW PATH	09/29/21	\$421,202	WD	21-NOT USED/OTHEI	\$421,202	\$0	0.00	\$390,020	\$96,182	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3346/3227	
473	12-4800-0070-00-0	3978 BUNGALOW PATH	06/04/21	\$433,662	WD	03-ARM'S LENGTH	\$433,662	\$0	0.00	\$399,765	\$98,897	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	POND	12410	3330/2607	
474	12-4800-0038-00-0	4087 BUNGALOW	08/04/20	\$307,953	WD	03-ARM'S LENGTH	\$307,953	\$173,700	56.40	\$329,399	\$13,554	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	NONPOND	12410	3285/0659	
475	12-3200-0001-00-4	3925 REINHARDT	10/08/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,800	33.74	\$95,005	\$54,995	\$35,000	0.0	0.0	1.00	0.00	#DIV/0!	\$54,995	\$1.26	12411	3355/1373	
476	12-5820-0004-00-7	2923 PAGODA	12/02/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$41,900	40.68	\$99,533	\$38,467	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12411	3305/2140	
477	12-5820-0011-00-3	2997 PAGODA	01/05/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$39,000	57.35	\$93,122	\$9,878	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	12411	3359/2971	
478	12-0009-0020-12-7	2835 LAKE PINES	12/03/20	#####	WD	03-ARM'S LENGTH	\$1,060,000	\$450,000	42.45	\$743,591	\$1,060,000	\$725,321	131.9	483.0	2.77	2.77	\$8,038	\$382,395	\$8.78	12421	3302/3474	
479	12-0020-0013-04-1	NOTRE DAME	02/22/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$600,900	92.45	\$1,623,268	\$650,000	\$1,051,767	354.9	#####	25.52	16.30	\$1,831	\$25,472	\$0.58	12421	3316/2712	12-0020-0014-06-3, 12-0020-0014-07-1
480	12-0020-0014-01-2	5226 PINE LANE	09/21/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$216,100	38.59	\$504,342	\$560,000	\$504,342	144.1	2047.0	9.40	9.40	\$3,886	\$59,581	\$1.37	12421	3293/2904	
481	12-0020-0014-03-9	5124 NOTRE DAME	12/21/20	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$269,100	84.62	\$387,572	\$318,000	\$387,572	130.3	1533.0	5.28	5.28	\$2,441	\$60,239	\$1.38	12421	3309/1755	
482	12-0020-0014-08-0	5134 NOTRE DAME	10/28/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$183,900	26.27	\$657,204	\$282,009	\$239,213	91.1	380.0	0.78	0.78	\$3,095	\$363,414	\$8.34	12421	3351/2480	
483	12-0020-0006-01-0	5012 NOTRE DAME	11/30/20	\$305,625	WD	03-ARM'S LENGTH	\$305,625	\$207,800	67.99	\$356,849	\$245,202	\$296,426	71.9	390.0	0.63	0.63	\$3,412	\$391,072	\$8.98	12421	3308/0100	
484	12-0020-0011-00-5	5692 DUNHAM	08/10/20	\$862,500	WD	03-ARM'S LENGTH	\$862,500															

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
497	12-7325-0003-00-1	3030 SUNDOWN	06/16/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$218,300	38.30	\$415,669	\$296,231	\$141,900	118.3	112.0	0.54	0.54	\$2,505	\$548,576	\$12.59	12422	3332/0630	
498	12-7325-0004-00-1	3000 SUNDOWN	06/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,700	49.13	\$147,474	\$150,000	\$147,474	122.9	100.0	0.53	0.53	\$1,221	\$284,091	\$6.52	12422	3335/1099	
499	12-7325-0005-00-3	2962 SUNDOWN	06/22/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$222,900	48.46	\$449,611	\$151,222	\$140,833	117.4	100.0	0.50	0.50	\$1,289	\$304,883	\$7.00	12422	3335/2956	
500	12-8625-0003-00-5	3030 WILD DUNES	04/08/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$239,700	61.15	\$449,751	\$64,963	\$122,714	102.3	133.0	0.43	0.43	\$635	\$152,138	\$3.49	12422	3272/0842	
501	12-8625-0011-00-8	3170 WILD DUNES	07/20/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$219,800	46.27	\$418,639	\$157,442	\$101,081	84.2	235.0	0.38	0.38	\$1,869	\$419,845	\$9.64	12422	3283/2113	
502	12-8625-0012-00-4	3133 WILD DUNES	08/14/20	##### PTA	03-ARM'S LENGTH	\$1,040,000	\$397,000	\$38,17	\$828,430	\$396,176	\$184,606	153.8	128.0	0.89	0.89	\$2,575	\$444,143	\$10.20	12422			
503	12-8627-0020-00-3	3141 DUNES VALLEY	08/31/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$288,200	51.46	\$587,023	\$109,387	\$136,410	113.7	115.0	0.49	0.49	\$962	\$225,076	\$5.17	12422	3290/1926	
504	12-8627-0022-00-6	3176 DUNES VALLEY	08/03/20	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$455,800	60.37	\$786,741	\$92,925	\$124,666	103.9	210.0	0.60	0.60	\$894	\$155,393	\$3.57	12422	3286/1291	
505	12-8627-0023-00-2	3158 DUNES VALLEY	04/07/20	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$369,200	50.92	\$709,103	\$142,812	\$126,915	105.8	150.0	0.59	0.59	\$1,350	\$244,123	\$5.60	12422	3271/0293	
506	12-8627-0032-00-1	2930 DUNES VALLEY	10/01/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$308,300	49.73	\$607,721	\$132,308	\$120,029	100.0	130.0	0.41	0.41	\$1,323	\$323,491	\$7.43	12422	3295/0818	
507	12-8627-0038-00-0	3029 DUNES VALLEY	10/30/20	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$298,700	50.20	\$565,376	\$155,579	\$125,955	105.0	128.0	0.44	0.44	\$1,482	\$352,787	\$8.10	12422	3299/0597	
508	12-0031-0010-03-9	7185 WAVERLAND	11/23/20	\$732,000	OTH	03-ARM'S LENGTH	\$732,000	\$327,200	44.70	\$709,865	\$25,708	\$121,573	152.0	580.0	1.35	1.35	\$1,485	\$167,067	\$3.84	12422	3304/0839	
509	12-7315-0006-00-2	3057 SUNDANCE	12/11/20	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$405,500	52.66	\$801,847	\$55,872	\$87,719	109.6	130.0	0.48	0.48	\$510	\$115,917	\$2.66	12422	3305/0700	
510	12-7315-0014-00-6	3098 SUNDANCE	11/26/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$419,800	48.53	\$791,288	\$169,913	\$96,201	120.3	132.0	0.57	0.57	\$1,413	\$299,670	\$6.88	12422	3355/2717	
511	12-0016-0015-04-5	4780 RIDGE	08/11/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,000	52.94	\$100,503	\$85,000	\$100,503	211.6	659.0	1.97	0.00	\$402	\$43,213	\$0.99	12423	3298/0671	
512	12-0016-0020-21-0	2886 W GLENLORD	12/01/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,600	26.74	\$297,019	\$116,301	\$63,320	259.1	59.8	0.48	0.48	\$449	\$240,291	\$5.52	12423	3355/2211	
513	12-0021-0029-06-9	5081 NOTRE DAME	12/09/21	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$47,800	36.35	\$103,953	\$64,163	\$36,616	108.4	173.0	0.50	0.50	\$592	\$128,326	\$2.95	12423	3356/2673	
514	12-0021-0029-07-7	5089 NOTRE DAME	10/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,300	32.24	\$93,617	\$81,571	\$47,242	139.5	173.7	0.76	0.76	\$585	\$107,049	\$2.46	12423	3346/3265	
515	12-0021-0029-32-0	5071 NOTRE DAME	10/08/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$46,700	25.73	\$112,939	\$124,060	\$55,499	164.3	173.0	1.00	1.00	\$755	\$123,936	\$2.85	12423	3348/2224	
516	12-0021-0040-00-3	4937 MICHIGAN	03/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,700	35.50	\$111,564	\$72,595	\$44,159	93.0	125.0	0.29	0.29	\$781	\$252,944	\$5.81	12423	3317/0386	
517	12-5600-0002-00-7	3325 NOTRE DAME	08/11/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$170,600	33.45	\$406,321	\$163,868	\$60,189	126.7	217.0	0.58	0.58	\$1,293	\$283,509	\$6.51	12423	3340/2654	
518	12-5600-0003-00-3	3351 NOTRE DAME	09/29/20	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$196,100	61.76	\$340,139	\$42,015	\$64,654	136.1	232.0	0.67	0.67	\$309	\$63,086	\$1.45	12423		
519	12-5600-0005-01-4	3395 NOTRE DAME	04/20/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$188,800	57.21	\$361,471	\$55,483	\$86,954	183.1	190.0	1.02	1.02	\$303	\$54,342	\$1.25	12423	3272/2622	
520	12-0009-0005-01-2	2853 W GLENLORD	12/30/20	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$160,600	44.24	\$382,550	\$62,231	\$81,781	127.0	181.5	0.67	0.67	\$490	\$93,300	\$2.14	12423	3311/2583	
521	12-0009-0030-01-7	2865 W GLENLORD	06/21/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$118,900	27.65	\$346,161	\$165,620	\$81,781	127.0	181.5	0.67	0.67	\$1,304	\$248,306	\$5.70	12423	3333/1246	
522	12-0016-0001-06-1	2928 W GLENLORD	10/02/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$195,100	51.48	\$398,641	\$56,565	\$76,206	133.3	82.5	0.50	0.50	\$424	\$114,042	\$2.62	12423	3295/1333	
523	12-0016-0015-04-5	4780 RIDGE	08/11/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,000	52.94	\$100,503	\$85,000	\$100,503	211.6	659.0	1.97	0.00	\$402	\$43,213	\$0.99	12423	3298/0671	
524	12-0020-0001-18-2	4990 NOTRE DAME	04/17/20	\$461,900	WD	03-ARM'S LENGTH	\$461,900	\$222,900	48.26	\$458,441	\$89,571	\$86,112	95.7	340.0	0.79	0.87	\$936	\$113,525	\$2.61	12423	3272/0768	
525	12-0020-0001-39-0	4950 NOTRE DAME	01/07/22	\$895,000	OTH	03-ARM'S LENGTH	\$895,000	\$257,200	28.74	\$689,849	\$311,772	\$106,621	173.1	161.9	1.07	1.07	\$1,801	\$290,291	\$6.66	12423	3361/1552	
526	12-4640-0003-01-5	4750 LAKEWOOD	10/16/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$280,400	59.03	\$568,345	\$11,745	\$105,090	116.8	164.0	0.46	0.46	\$101	\$25,588	\$0.59	12423	3297/0406	
527	12-4640-0008-03-3	4854 LAKEWOOD	10/02/20	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$156,200	43.27	\$355,212	\$129,745	\$123,957	137.7	165.0	0.61	0.61	\$942	\$214,101	\$4.92	12423	3295/1142	
528	12-4640-0012-02-2	4862 MICHIGAN	07/28/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$107,200	48.18	\$232,344	\$71,846	\$81,690	121.0	137.0	0.46	0.46	\$594	\$156,527	\$3.59	12423	3285/1199	
529	12-4640-0014-00-9	4818 MICHIGAN	11/10/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,900	47.65	\$436,848	\$135,093	\$141,941	157.7	274.0	0.90	0.90	\$857	\$150,270	\$3.45	12423	3300/2587	
530	12-4640-0016-01-0	4775 LAKEWOOD	02/25/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$211,500	39.91	\$500,956	\$132,410	\$103,366	114.9	124.0	0.41	0.41	\$1,153	\$325,332	\$7.47	12423	3315/2815	
531	12-4640-0024-00-4	4795 MICHIGAN	07/20/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,500	40.47	\$272,351	\$192,849	\$145,200	161.3	290.0	0.95	0.95	\$1,195	\$202,572	\$4.65	12423	3336/3368	
532	12-4940-0064-00-5	4770 BERRIEN	03/18/21	\$402,000	PTA	03-ARM'S LENGTH	\$402,000	\$132,500	32.96	\$323,458	\$177,401	\$98,859	109.8	169.0	0.42	0.42	\$1,615	\$423,391	\$9.72	12423		
533	12-6900-0002-01-0	4144 RIDGE	05/28/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$228,000	43.02	\$507,624	\$238,696	\$216,320	0.0	0.0	0.06	0.06	#DIV/0!	\$3,849,935	\$88.38	12424	3330/0154	
534	12-6900-0006-00-7	4144 RIDGE	09/01/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$156,600	32.97	\$376,751	\$247,769	\$149,520	0.0	0.0	0.04	0.04	#DIV/0!	\$5,762,070	\$132.28	12424	3349/3154	
535	12-6901-0026-00-6	4144 RIDGE	09/18/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$248,600	46.47	\$545,771	\$184,429	\$195,200	0.0	0.0	0.06	0.06	#DIV/0!	\$3,293,375	\$75.61	12424	3292/1236	
536	12-6902-0034-00-7	4144 RIDGE	10/29/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$390,700	57.88	\$745,029	\$301,371	\$371,400	0.0	0.0	0.07	0.07	#DIV/0!	\$4,244,662	\$97.44	12424	3297/2667	
537	12-7350-0004-00-8	4150 RIDGE	02/16/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$76,600	45.73	\$159,170	\$93,330	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$93,330	\$2.14	12424	3315/0843	
538	12-7350-0007-00-7	4150 RIDGE	02/09/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$54,600	47.07	\$113,263	\$62,237	\$59,500	0.0	0.0	1.00	0.00	#DIV/0!	\$62,237	\$1.43	12424	3313/2941	
539	12-7350-0014-00-3	4150 RIDGE	09/23/20	\$80,000	CD	21-NOT USED/OTHEI	\$80,000	\$73,500	91.88	\$150,224	\$14,776	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$14,776	\$0.34	12424	3292/0047	
540	12-7350-0014-00-3	4150 RIDGE	07/19/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,400	42.84	\$150,224	\$89,776	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$89,776	\$2.06	12424	3336/2036	
541	12-7350-0015-00-0	4150 RIDGE	11/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,000	44.14	\$134,181	\$70,319	\$59,500	0.0	0.0	1.00	0.00	#DIV/0!	\$70,319	\$1.61	12424	3356/2205	
542	12-7350-0021-00-0	4150 RIDGE	06/05/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$76,600	63.83	\$164,252	\$40,748	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$40,748	\$0.94	12424	3278/2792	
543	12-7350-0022-00-6	4150 RIDGE	10/12/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$73,400	46.16	\$151,160	\$92,840	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$92,840	\$2.13	12424	3295/2823	
544	45-0028-0062-01-7	LAWRENCE	08/16/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$21,000	105.00	\$23,036	\$20,000	\$23,036	372.7	132.0	1.12	1.14	\$54	\$17,794	\$0.41	45402	3340	

Land Value Analysis Map Sales

Map No.	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Liber/Page	Other Parcels in Sale
559	45-2250-0031-00-6	5618 FAIRVIEW	11/10/21	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$61,200	31.96	\$177,351	\$46,032	\$31,883	91.1	132.0	0.30	0.30	\$505	\$151,921	\$3.49	45402	3353/1756	
560	45-4800-0018-00-2	5440 E KAREN COURT	07/16/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$102,300	44.00	\$208,289	\$54,989	\$30,778	87.9	98.0	0.26	0.26	\$625	\$208,292	\$4.78	45402	3336/1276	
561	45-7210-0041-00-0	5821 RIDGE	07/30/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,800	37.73	\$170,736	\$47,719	\$33,455	95.6	166.0	0.35	0.35	\$499	\$134,799	\$3.09	45402	3338/1942	
562	45-7210-0044-00-9	5835 RIDGE	01/13/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,700	36.88	\$133,612	\$69,938	\$33,550	95.9	188.0	0.37	0.37	\$730	\$188,512	\$4.33	45402	3360/3112	
563	45-7210-0045-00-5	5839 RIDGE	11/19/21	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$104,800	37.90	\$222,406	\$88,416	\$34,322	98.1	199.0	0.39	0.39	\$902	\$224,977	\$5.16	45402	3353/3188	
564	45-7210-0048-01-2	5887 GEORGE	06/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,100	38.88	\$264,282	\$31,244	\$35,526	101.5	173.0	0.40	0.40	\$308	\$78,700	\$1.81	45402	3333/0580	
565	45-7210-0075-00-1	5791 GEORGE	12/29/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,300	33.91	\$219,239	\$41,534	\$35,773	102.2	271.0	0.47	0.47	\$406	\$88,938	\$2.04	45402	3309/1751	
566	45-8303-0003-00-0	3005 VILLAGE	04/26/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$120,500	40.30	\$252,663	\$86,337	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	45451	3325/3216	
567	45-8303-0012-00-9	3026 VILLAGE	08/20/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$105,500	37.69	\$261,604	\$58,296	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	45451	3247/2700	
568	45-8303-0013-00-5	3029 VILLAGE	08/03/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$123,400	43.00	\$255,868	\$71,132	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	45451	3339/1108	