

SPRING ARBOR TOWNSHIP - 2026 RESIDENTIAL SUBDIVISION LAND VALUES

RS020 - ARBOR HILLS MANOR

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
054-12-01-477-011-00	4842 FLEETWOOD LN	5/10/23	319,900	WD	03-ARM'S LENGTH	319,900	133,700	41.79	300,014	36,216	16,330	82	100	0.23	0.23	444	157,461	3.61
053-12-01-479-002-00	4845 FLEETWOOD LN	8/7/23	250,000	WD	03-ARM'S LENGTH	250,000	102,100	40.84	221,714	48,617	20,331	102	155	0.36	0.36	478	136,565	3.14
054-12-01-477-007-00	4858 FLEETWOOD LN	8/8/23	238,000	WD	03-ARM'S LENGTH	238,000	112,300	47.18	237,113	21,020	20,133	101	152	0.35	0.35	209	60,229	1.38
056-12-01-426-009-00	1941 TRINITY LN	8/16/24	345,000	WD	03-ARM'S LENGTH	345,000	146,500	42.46	336,049	31,307	22,356	112	140	0.386	0.386	280	81,106	1.86
058-12-01-429-004-00	1944 TRINITY LN	9/12/24	364,000	WD	03-ARM'S LENGTH	364,000	137,500	37.77	269,837	119,014	24,851	124	173	0.477	0.477	958	249,505	5.73
050-12-01-483-006-00	1979 CATALINA AVE	11/22/24	247,000	WD	03-ARM'S LENGTH	247,000	121,600	49.23	239,941	26,723	19,664	98	145	0.333	0.333	272	80,249	1.84
053-12-01-479-003-00	4849 FLEETWOOD LN	12/27/24	315,000	WD	03-ARM'S LENGTH	315,000	135,200	42.92	272,650	62,615	20,265	101	154	0.354	0.354	618	176,879	4.06
057-12-01-428-001-00	1932 CATALINA AVE	12/27/24	380,000	AFF	03-ARM'S LENGTH	380,000	174,800	46.00	359,768	42,588	22,356	112	140	0.386	0.386	381	110,332	2.53
Totals:			\$1,431,300			\$1,431,300	\$582,200		\$1,283,360	\$388,100	\$143,982	831.5		2.44	2.44			
						Sale. Ratio =>		40.68			Average per FF=>	\$467	Average per Net Acre=>		60,656.01	Average per SqFt=>		\$1.39
						Std. Dev. =>		3.72			2026 Set at	\$250						
											2025 Was	\$200						

RS040 - ARBOR VALLEY/MARIETTA STREET NEIGHBORHOOD

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
060-12-21-129-027-00	221 TEFT RD	1/8/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,240	26.1	94730	68123.00	\$27,853	139.3	107.8	0.35	0.35	\$489	\$195,195	\$4.48
060-12-21-130-003-00	139 BOADWAY ST	11/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,230	28.37	150736	50139.00	\$30,875	154.4	119.9	0.41	0.41	\$325	\$121,402	\$2.79
060-12-21-130-002-00	109 BOADWAY ST	5/31/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$62,300	27.09	206846	54029.00	\$30,875	154.4	119.9	0.41	0.41	\$350	\$130,821	\$3.00
000-12-16-380-014-00	114 TEFT RD	10/14/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$47,100	33.88	138821	19270.00	\$19,091	95.5	380	0.39	0.39	\$202	\$50,052	\$1.15
060-12-21-130-002-00	109 BOADWAY ST	5/18/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$99,200	42.03	206846	60029.00	\$30,875	154.4	119.9	0.41	0.41	\$389	\$145,349	\$3.34
Totals:			\$305,000			\$305,000	\$83,470		\$245,466	\$251,590	\$58,728	698.0		0.76	0.76			
						Sale. Ratio =>		27.37			Average per FF=>	\$360	Average per Net Acre=>		155,199.48	Average per SqFt=>		\$3.56
						Std. Dev. =>		6.61			2026 Set at	\$250						
											2025 Was	\$200						

RS060 - AVIARA OAKS

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
060-12-01-327-012-00	4072 AVIARA OAKS PKWY	12/22/22	33,000	OTH	03-ARM'S LENGTH	33,000	13,200	40.00	26,405	33,000	26,405	98	152	0.375	0.375	337	88,000	2.02
060-12-01-327-025-00	1035 ENGELHARDT STRASSE	12/11/23	29,900	WD	03-ARM'S LENGTH	29,900	14,600	48.83	29,115	29,900	31,194	104	150	0.36	0.36	288	82,597	1.90
060-12-01-327-024-00	1029 ENGELHARDT STRASSE	9/5/24	32,900	WD	03-ARM'S LENGTH	32,900	15,600	47.42	31,194	32,900	31,194	104	150	0.362	0.362	316	90,884	2.09
060-12-01-327-015-01	4090 AVIARA OAKS PKWY	2/4/25	60,000	WD	03-ARM'S LENGTH	60,000	0	0.00	51,136	60,000	51,136	170	137.25	0.81	0.81	352	74,074	1.70
Totals:			\$593,000			\$593,000	\$244,990		\$589,871	\$155,800	\$50,323	476.2		0.67	0.67	\$323		
						Sale. Ratio =>		41.31			Average per FF=>	\$327	Average per Net Acre=>		79,305.64	Average per SqFt=>		\$1.82
						Std. Dev. =>		23.04			2026 Leave at	\$300						
											2025 Was	\$300						

RS080 - BROOKFIELD HEIGHTS

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
064-12-14-226-028-00	3009 WILLOWAY	6/30/23	176,500	WD	03-ARM'S LENGTH	176,500	85,500	48.44	177,549	14,762	15,811	93	173	0.4	0.4	159	37,184	0.85
062-12-11-476-010-00	6044 RIVERSIDE DR	10/27/23	255,000	WD	03-ARM'S LENGTH	255,000	104,100	40.82	239,385	35,174	19,559	115	438	1.03	1.03	306	34,017	0.78
064-12-14-226-022-00	3010 W COURT ST	8/2/24	227,000	WD	03-ARM'S LENGTH	227,000	87,900	38.72	201,512	60,605	35,117	176	810	1.622	1.622	345	37,364	0.86
064-12-14-226-020-00	3017 W COURT ST	10/1/24	175,000	WD	03-ARM'S LENGTH	175,000	53,200	30.40	138,558	53,763	17,321	87	150	0.344	0.344	621	156,288	3.59
063-12-14-227-001-03	6047 ARBOR LANE	11/20/24	233,500	WD	03-ARM'S LENGTH	233,500	88,500	37.90	178,377	77,564	22,441	112	440.630005	1.012	1.012	691	76,644	1.76
Totals:			\$1,227,000			\$1,220,000	\$457,340		\$1,221,791	\$241,868	\$125,836	582.5		6.12	4.60			
						Sale. Ratio =>		37.49			Average per FF=>	\$415	Average per Net Acre=>		20,265.48	Average per SqFt=>		\$0.47
						Std. Dev. =>		6.47			2026 Set at	\$250						
											2025 Was	\$200						

RS100 - BROOKWOOD HILLS

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
066-12-14-276-020-00	3352 REYNOLDS RD	1/26/23	292,500	WD	19-MULTI PARCEL ARM'S LENGTH	292,500	117,100	40.03	239,793	106,307	53,600	200	280	2.142	0.321	532	49,630	1.14
066-12-14-276-021-00	3322 REYNOLDS RD	11/22/22	235,000	WD	19-MULTI PARCEL ARM'S LENGTH	235,000	111,600	47.49	234,300	35,434	34,734	200	440	1.011	0.321	177	35,048	0.80

065-12-14-277-002-00	3400 REYNOLDS RD	2/25/25	187,000	WD	03-ARM'S LENGTH	187,000	74,000	39.57	148,883	56,117	18,000	100	140	0.321	0.321	561	174,819	4.01
Totals:						\$714,500	\$302,700		\$622,976	\$197,858	\$106,334	400.0		3.47	0.96			
						Sale. Ratio =>		42.37	Average per FF=>				Average per Net Acre=>			Average per SqFt=>		\$4.01
						Std. Dev. =>		4.44					\$495		56,953.94			
										2026 Set at		\$250						
										2025 Was		\$180						

RS120 - CAMBRIA

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
068-12-10-152-013-00	6893 CAMBRIA DR	5/20/22	405,000	WD	03-ARM'S LENGTH	405,000	204,200	50.42	436,022	6,899	37,921	152	252.25	0.95	0.95	45	7,262	0.17
068-12-10-152-014-00	6903 CAMBRIA DR	8/30/24	429,000	WD	03-ARM'S LENGTH	429,000	215,100	50.14	421,236	54,849	47,085	157	306.25	1.083	1.083	349	50,645	1.16
068-12-10-152-007-00	CAMBRIA DR	2/2/22	45,000	WD	03-ARM'S LENGTH	45,000	20,600	45.78	41,157	45,000	36,957	148	704	1.56	1.56	304	28,846	0.66
Totals:			\$879,000			\$879,000	\$439,900		\$898,415	\$106,748	\$121,963	308.6		3.59	3.59			
						Sale. Ratio =>		50.05	Average per FF=>				Average per Net Acre=>			Average per SqFt=>		\$0.66
						Std. Dev. =>		2.60					\$346		28,846.15			
										2026 Leave at		\$300						
										2025 Was		\$300						

RS140 - CAMPBELL - KING RD

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	
070-12-09-351-013-00	2901 CHAPEL RD	4/22/24	224,900	WD	03-ARM'S LENGTH	224,900	72,700	32.33	191,088	53,807	19,995	94	150	0.344	0.344	572	156,416	3.59	
070-12-09-351-013-00	2901 CHAPEL RD	2/5/19	145,000	WD	03-ARM'S LENGTH	145,000	42,330	29.19	134,819	26,177	15,996	94	150	0.34	0.34	278	76,096	1.75	
Totals:			\$369,900			\$369,900	\$115,030		\$325,907	\$79,984	\$35,991	188.2		0.68	0.68				
						Sale. Ratio =>	31.10		Average per FF=>	\$425	Average per Net Acre=>	116,935.67	Average per SqFt=>	\$1.75					
						Std. Dev. =>	#DIV/0!		2026 Set at	\$300									
									2025 Was	\$250									

RS160 - CAMPUS

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	
203-12-16-378-005-00	223 COTTAGE ST	8/27/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,800	34.67	199680	21510.00	\$11,190	48.7	107.5	0.13	0.13	\$442	\$162,955	\$3.74	
165-12-16-351-037-00	128 W ARBOR HEIGHTS	11/12/20	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$72,820	38.33	165073	76435.00	\$51,508	224	326	0.75	0.37	\$341	\$102,186	\$2.35	
Totals:			\$400,000			\$400,000	\$145,620		\$364,753	\$97,945	\$62,698	272.7		0.88	0.50				
						Sale. Ratio =>	36.41		Average per FF=>	\$359	Average per Net Acre=>	111,301.14	Average per SqFt=>	\$2.56					
						Std. Dev. =>	2.59		2026 Leave at	\$275									
									2025 Was	\$275									

RS180 - CANTERBURY FOREST

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	
076-12-21-227-004-00	215 WICKENHAM DR	10/20/22	350000	WD	19-MULTI PARCEL ARM'S LENGTH	350000	141900	40.54285714	302830	112914.00	65744	137.940279	200	3.393	0.643	818.5716371	33278.51459	0.763969573	
076-12-21-227-001-00	227 WICKENHAM DR	10/31/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$132,900	39.09	353566	23366.00	\$36,932	136.8	336.9	0.63	0.63	\$171	\$37,089	\$0.85	
076-12-21-227-009-00	118 BLENHEIM DR	2/10/25	\$306,000	MLC	03-ARM'S LENGTH	\$306,000	\$135,300	44.21568627	286667	50430.00	\$31,097	115.172456	191	0.504	0.504	\$438	\$100,060	\$2.30	
076-12-21-227-003-00	219 WICKENHAM DR	8/4/23	\$340,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$340,000	\$134,000	39.41	264015	128244.00	\$52,259	137.9	200	1.39	0.64	\$930	\$92,063	\$2.11	
Totals:						\$1,336,000	\$544,100		\$1,207,078	\$314,954	\$186,032	527.8		5.92	2.42				
						Sale. Ratio =>	40.73		Average per FF=>	\$597	Average per Net Acre=>	53,228.66	Average per SqFt=>	#REF!					
						Std. Dev. =>	2.35		2026 Set at	\$350									
									2025 Was	\$270									

RS200 - CHAPEL HEIGHTS

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	
078-12-08-477-002-28	8253 LOCKERBIE DR	4/25/22	228,000	WD	03-ARM'S LENGTH	228,000	95,800	42.02	236,809	15,781	24,590	71	98	0.16	0.16	221	97,414	2.24	
078-12-08-477-002-22	8225 LOCKERBIE DR	6/16/22	215,000	WD	03-ARM'S LENGTH	215,000	62,500	29.07	180,058	56,677	21,735	63	100	0.15	0.15	900	390,876	8.97	
078-12-08-477-002-36	8242 LOCKERBIE DR	8/15/22	240,000	WD	03-ARM'S LENGTH	240,000	99,400	41.42	250,437	15,438	25,875	75	100	0.17	0.17	206	89,756	2.06	
078-12-08-476-002-01	8002 STONEHAVEN DR	4/7/23	242,000	AFF	03-ARM'S LENGTH	242,000	105,500	43.60	223,606	43,152	24,758	72	206	0.24	0.24	601	182,847	4.20	
078-12-08-476-002-09	8025 STONEHAVEN DR	6/19/23	220,000	WD	03-ARM'S LENGTH	220,000	96,000	43.64	226,363	17,097	23,460	68	100	0.16	0.16	251	109,596	2.52	
078-12-08-477-002-33	8254 LOCKERBIE DR	3/12/25	258,500	WD	03-ARM'S LENGTH	258,500	114,900	44.45	233,194	51,181	25,875	75	100	0.172	0.172	682	297,564	6.83	
078-12-08-476-002-05	8026 STONEHAVEN DR	9/27/23	215,000	WD	03-ARM'S LENGTH	215,000	90,500	42.09	210,299	28,161	23,460	68	100	0.16	0.16	414	180,519	4.14	
Totals:			\$1,618,500			\$1,618,500	\$664,600		\$1,560,766	\$227,487	\$169,753	492.1		1.21	1.21				
						Sale. Ratio =>	41.06		Average per FF=>	\$462	Average per Net Acre=>	187,695.54	Average per SqFt=>	\$3.79					
						Std. Dev. =>	5.33		2026 Set at	\$350									
									2025 Was	\$345									

RS220 - CHAPEL HILLS ESTATE

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
080-12-17-429-003-00	3764 CHAPEL RD	11/30/23	\$255,000	AFF	03-ARM'S LENGTH	\$255,000	\$125,500	49.22	282,229	43317.00	\$70,546	226.2	323	0.89	0.4	\$192	\$48,562	\$1.11
080-12-17-429-001-00	3772 CHAPEL RD	8/30/22	208,000	LC	03-ARM'S LENGTH	208,000	77,000	37.02	195,004	41,746	28,750	115	150	0.4	0.4	363	105,419	2.42
Totals:			\$208,000			\$208,000	\$77,000		\$164,097	\$85,063	\$22,425	341.2		0.40	0.40			
						Sale. Ratio =>		37.02		Average per FF=>	\$249		Average per Net Acre=>	167,494.95		Average per SqFt=>	\$3.85	
						Std. Dev. =>		8.63										
										2026 Leave at	\$250							
										2025 Was	\$250							

RS240 - COLLEGE HEIGHTS

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
086-12-16-452-001-00	MELODY LN	4/25/22	25,000	WD	03-ARM'S LENGTH	25,000	6,500	26.00	16,605	25,000	16,605	241	415	1.919	1.919	104	13,028	0.30
087-12-16-451-020-00	145 HARMONY RD	6/29/22	325,000	WD	03-ARM'S LENGTH	325,000	135,000	41.54	293,537	50,541	19,078	122	312	0.72	0.72	415	70,588	1.62
087-12-16-451-020-00	145 HARMONY RD	6/29/22	325,000	WD	03-ARM'S LENGTH	325,000	135,000	41.54	289,345	63,080	27,425	122	312	0.716	0.716	518	88,101	2.02
088-12-21-129-019-00	144 HARMONY RD	6/2/23	275,000	WD	03-ARM'S LENGTH	275,000	111,400	40.51	262,702	29,478	17,180	104	225	0.52	0.52	285	57,017	1.31
Totals:			\$950,000			\$950,000	\$387,900		\$862,189	\$168,099	\$80,288	587.9		3.88	3.88			
						Sale. Ratio =>		40.83		Average per FF=>	\$286		Average per Net Acre=>	43,380.39		Average per SqFt=>	\$1.31	
						Std. Dev. =>		7.61										
										2026 Set at	\$250							
										2025 Was	\$200							

RS260 - DAWSON

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	
090-12-21-126-017-00	328 TEFT RD	9/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,300	37.32	215,444	55369.00	\$20,813	99.1	257.4	0.6	0.6	\$559	\$91,823	\$2.11	
No Sales in past 4 years																			
Totals:			\$0			\$0	\$0		\$0	\$55,369	\$0	99.1		0.00	0.00				
						Sale. Ratio =>		#DIV/0!		Average per FF=>	\$559		Average per Net Acre=>	#DIV/0!		Average per SqFt=>	\$0.00		
						Std. Dev. =>		#DIV/0!											
										2026 Leave at	\$210								
										2025 Was	\$210								

RS280 - DEER RIDGE

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
091-12-16-227-020-00	125 REMINGTON DR	7/14/22	325,000	WD	03-ARM'S LENGTH	325,000	130,700	40.22	283,258	71,966	30,224	101	203	0.47	0.47	714	154,433	3.55
091-12-16-227-013-00	181 REMINGTON DR	5/26/21	28,500	WD	03-ARM'S LENGTH	28,500	11,570	40.60	23,140	28,500	23,140	77	352	0.41	0.41	369	69,512	1.60
Totals:			\$319,000			\$353,500	\$142,270		\$306,398	\$100,466	\$53,364	177.8		0.88	0.88			
						Sale. Ratio =>		40.25		Average per FF=>	\$565		Average per Net Acre=>	114,165.91		Average per SqFt=>	\$0.54	
						Std. Dev. =>		0.27										
										2026 Leave at	\$400							
										2025 Was	\$400							

RS300 - EVELYN DRYER

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
095-12-23-426-019-04	5144 RIMERS DR SOUTH	7/20/22	300500	WD	03-ARM'S LENGTH	300500	123800	41.20	303373	16251.00	19124	147	230	0.697	0.697	110	23,316	0.54
095-12-23-426-027-00	5308 VROOMAN RD	10/12/22	235000	WD	03-ARM'S LENGTH	235000	100500	42.77	214913	39887.00	19800	132	627	1.9	1.9	302	20,993	0.48
095-12-23-426-017-00	4996 REYNOLDS RD	1/4/23	151,200	WD	03-ARM'S LENGTH	151,200	48,700	32.21	164,248	6,752	19,800	132	297	0.9	0.9	51	7,502	0.17
095-12-23-426-017-00	4996 REYNOLDS RD	1/4/23	151200	WD	03-ARM'S LENGTH	151200	48700	32.21	104265	66735.00	19800	132	297	0.9	0.9	506	74,150	1.70
095-12-23-426-012-00	4800 REYNOLDS RD	6/22/23	22,000	AFF	03-ARM'S LENGTH	22,000	13,900	63.18	34,291	14,191	26,400	132	627	1.9	1.9	108	7,469	0.17
095-12-23-426-002-00	4680 REYNOLDS RD	7/5/23	267,000	WD	03-ARM'S LENGTH	267,000	74,500	27.90	283,047	10,353	26,400	132	627	1.9	1.9	78	5,449	0.13
095-12-23-426-003-00	4750 REYNOLDS RD	1/6/24	193,000	WD	03-ARM'S LENGTH	193,000	59,300	30.73	193,022	36,493	36,515	183	627	2.85	2.85	200	12,805	0.29
095-12-23-426-019-03	RIMERS DR SOUTH	2/29/24	20,000	PTA	33-TO BE DETERMINED	20,000	5,800	29.00	11,686	20,000	19,225	162	280	0.85	0.85	123	23,585	0.54
095-12-23-426-027-00	5308 VROOMAN RD	3/27/24	270,000	WD	03-ARM'S LENGTH	270,000	94,600	35.04	237,299	59,101	26,400	132	627	1.9	1.9	448	31,106	0.71
095-12-23-426-015-00	4822 REYNOLDS RD	6/14/24	257,500	WD	03-ARM'S LENGTH	257,500	66,200	25.71	129,302	147,998	19,800	132	297	0.9	0.9	1,121	164,442	3.78
095-12-23-426-025-01	5200 VROOMAN RD	9/5/24	130,000	OTH	11-FROM LENDING INSTITUTION EXPOSED	130,000	79,300	61.00	148,676	17,839	36,515	183	627	2.85	2.85	98	6,259	0.14
Totals:			\$1,997,400			\$1,997,400	\$715,300		\$1,824,122	\$435,600	\$269,779	1,598.6		17.55	17.55			
						Sale. Ratio =>		35.81		Average per FF=>	\$272		Average per Net Acre=>	24,824.76		Average per SqFt=>	\$0.14	
						Std. Dev. =>		12.88										
										2026 Set at	\$250							
										2025 Was	\$200							

RS360 - FAIRWAY HEIGHTS

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
102-12-12-328-016-00	2656 FAIRWAY DR	4/15/22	165,000	WD	03-ARM'S LENGTH	165,000	74,700	45.27	157,066	22,838	14,904	75	170	0.273	0.273	306	83,656	1.92
105-12-12-402-005-00	2613 RENFREW DR	6/1/22	180,000	WD	03-ARM'S LENGTH	180,000	81,200	45.11	178,669	22,160	20,829	104	201	0.415	0.415	213	53,398	1.23
106-12-12-405-007-00	2637 LUCERNE DR	6/29/22	161,000	WD	03-ARM'S LENGTH	161,000	68,500	42.55	161,523	19,635	20,158	101	138	0.333	0.333	195	58,964	1.35
102-12-12-328-006-00	5494 SHERWOOD DR	6/17/24	176,500	WD	03-ARM'S LENGTH	176,500	77,100	43.68	151,071	41,435	16,006	80	150	0.276	0.276	518	150,127	3.45
102-12-12-328-012-00	2672 FAIRWAY DR	9/16/24	200,000	WD	03-ARM'S LENGTH	200,000	74,200	37.10	145,557	70,973	16,530	83	205	0.333	0.333	859	213,132	4.89
105-12-12-402-005-00	2613 RENFREW DR	11/8/24	210,000	WD	03-ARM'S LENGTH	210,000	90,600	43.14	178,669	52,160	20,829	104	201	0.415	0.415	501	125,687	2.89
102-12-12-327-019-00	5502 SHERWOOD DR	2/7/25	220,000	WD	03-ARM'S LENGTH	220,000	75,800	34.45	152,632	81,374	14,006	70	150	0.241	0.241	1,162	337,651	7.75
101-12-12-329-015-00	2683 FAIRWAY DR	7/29/22	150,000	WD	03-ARM'S LENGTH	150,000	67,400	44.93	148,844	15,789	14,633	73	219	0.209	0.304	216	75,545	1.73
105-12-12-404-003-00	2650 LUCERNE DR	7/21/23	180,000	WD	03-ARM'S LENGTH	180,000	71,300	39.61	161,670	37,209	18,879	94	165	0.341	0.341	394	109,117	2.50
102-12-12-328-014-00	2664 FAIRWAY DR	9/29/23	199,000	WD	03-ARM'S LENGTH	199,000	66,200	33.27	171,010	44,075	16,085	80	198	0.318	0.318	548	138,601	3.18
101-12-12-329-010-00	2663 FAIRWAY DR	12/21/23	187,000	WD	03-ARM'S LENGTH	187,000	68,500	36.63	166,146	33,854	13,000	65	150	0.224	0.224	521	151,134	3.47
Totals:			\$2,028,500			\$2,028,500	\$815,500		\$1,772,857	\$441,502	\$185,859	929.3		3.38	3.47	\$494		
						Sale. Ratio =>		40.20		Average		\$475		Average		per Net Acre=>	130,699.23	Average
						Std. Dev. =>		4.49		per FF=>							per SqFt=>	\$3.00
										2026 Set at	\$300							
										2025 Was	\$200							

RS380 - GREENBRIAR

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
109-12-09-401-023-00	2062 ELWOOD BLVD	10/30/18	184,300	WD	03-ARM'S LENGTH	184,300	73,890	40.09	155,580	48,917	20,197	112	153	0.42	0.42	436	116,192	2.67
109-12-09-401-021-00	2054 ELWOOD BLVD	11/5/18	197,500	WD	03-ARM'S LENGTH	197,500	88,850	44.99	206,780	10,718	19,998	111	150	0.41	0.41	96	25,952	0.60
109-12-09-401-028-00	2093 ELWOOD BLVD	12/21/18	165,500	WD	03-ARM'S LENGTH	165,500	77,460	46.80	168,666	16,832	19,998	111	150	0.41	0.41	152	40,755	0.94
109-12-09-401-016-00	2025 ELWOOD BLVD	3/22/19	230,000	WD	03-ARM'S LENGTH	230,000	98,300	42.74	216,749	33,249	19,998	111	150	0.41	0.41	299	80,506	1.85
109-12-09-401-006-00	2022 ELWOOD BLVD	5/9/19	205,900	WD	03-ARM'S LENGTH	205,900	99,750	48.45	228,838	1,504	24,442	111	150	0.41	0.41	14	3,642	0.08
109-12-09-401-005-00	2018 ELWOOD BLVD	4/4/24	285,000	WD	03-ARM'S LENGTH	285,000	128,200	44.98	250,233	61,608	26,841	112	152	0.419	0.419	551	147,036	3.38
109-12-09-401-019-01	2046 ELWOOD BLVD	4/25/24	360,000	WD	03-ARM'S LENGTH	360,000	162,200	45.06	328,788	63,356	32,144	134	218	0.601	0.601	473	105,418	2.42
109-12-09-401-015-00	2029 ELWOOD BLVD	3/6/20	250,000	WD	03-ARM'S LENGTH	250,000	101,910	40.76	237,067	46,111	33,178	151	171	0.64	0.64	306	72,502	1.66
109-12-09-401-023-00	2062 ELWOOD BLVD	12/11/20	216,000	WD	03-ARM'S LENGTH	216,000	80,820	37.42	176,471	64,214	24,685	112	153	0.42	0.42	572	152,527	3.50
109-12-09-401-005-00	2018 ELWOOD BLVD	5/27/22	260,000	WD	03-ARM'S LENGTH	260,000	110,900	42.65	250,233	36,608	26,841	112	152	0.419	0.419	327	87,370	2.01
Totals:			\$1,678,200			\$2,354,200	\$1,022,280		\$2,219,405	\$383,117	\$248,322	1,177.2		4.56	4.56	\$323		
						Sale. Ratio =>		43.42		Average		\$325		Average		per Net Acre=>	84,035.31	Average
						Std. Dev. =>		3.33		per FF=>							per SqFt=>	\$1.93
										2026 Set at	\$300							
										2025 Was	\$240							

RS400 - GREVE

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
111-12-16-407-008-00	3530 E GORDON DR	6/6/22	150000	WD	03-ARM'S LENGTH	150000	75400	50.27	150209	17245.00	17454	87	157	0.238	0.238	197.6029145	72457.98319	1.663406409
111-12-16-407-003-00	3520 E GORDON DR	8/25/22	165000	WD	03-ARM'S LENGTH	165000	68900	41.76	160343	21654.00	16997	85	78	0.177	0.177	254.7974888	122338.9831	2.808516599
111-12-16-405-003-00	8042 SHARON DR	10/13/22	125000	WD	03-ARM'S LENGTH	125000	56800	45.44	124078	23945.00	23023	115	241	0.638	0.638	208.0060409	37531.34796	0.861601193
111-12-16-407-005-00	3538 E GORDON DR	9/20/23	185000	WD	03-ARM'S LENGTH	185000	94800	51.24	197123	21964.00	34087	170	150	0.541	0.541	128.871995	40598.89094	0.93202229
Totals:			\$625,000			\$295,900		47.34	\$631,753	\$84,808	\$91,561	457.8		1.59	1.59			
						Sale. Ratio =>		47.34		Average		\$185		Average		per Net Acre=>	53,204.52	Average
						Std. Dev. =>		4.41		per FF=>							per SqFt=>	\$1.22
										2026 Leave at	\$200							
										2025 Was	\$200							

RS420 - HENDERSON & LATHER ESTATES

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
140-12-16-402-010-00	376 RICHARD ST	9/11/19	159,900	WD	03-ARM'S LENGTH	159,900	45,130	28.22	142,941	43,967	27,008	108	130.2	0.33	0.33	407	133,638	3.07
116-12-16-430-023-00	415 RICHARD ST	9/11/19	164,000	WD	03-ARM'S LENGTH	164,000	52,920	32.27	145,982	30,888	12,870	64	155	0.21	0.21	480	145,014	3.33
140-12-16-402-001-00	400 RICHARD ST	8/23/22	170,000	WD	03-ARM'S LENGTH	170,000	71,200	41.88	175,322	20,186	25,508	102	140	0.32	0.32	198	64,083	1.47
116-12-16-428-009-00	3514 HENDERSON RD	2/6/23	205,000	WD	03-ARM'S LENGTH	205,000	82,400	40.20	192,651	32,047	19,698	79	173.600006	0.287	0.287	407	111,662	2.56
Totals:			\$698,900			\$698,900	\$251,650		\$656,896	\$127,088	\$85,084	353.1		1.15	1.15			
						Sale. Ratio =>		36.01		Average		\$360		Average		per Net Acre=>	110,800.35	Average
						Std. Dev. =>		6.48		per FF=>							per SqFt=>	\$2.54
										2026 Set at	250\300							
										2025 Was	250\300							

RS460 - KING RD & NOBLE

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
151-12-15-202-004-00	3119 NOBLE ST	12/28/21	121,000	WD	19-MULTI PARCEL ARM'S LENGTH	121,000	60,800	50.25	124,218	21,157	24,375	115	374	0.46	0.43	183	45,695	1.05
127-12-15-230-004-00	3134 DAGGITT DR	2/25/22	275,000	WD	03-ARM'S LENGTH	275,000	100,470	36.53	272,269	24,959	22,228	97	157.9	0.38	0.38	258	66,204	1.52
151-12-15-202-005-02	3115 NOBLE ST	8/12/22	270,000	WD	03-ARM'S LENGTH	270,000	109,200	40.44	270,539	21,391	21,930	95	187	0.395	0.395	224	54,154	1.24
153-12-15-205-004-01	6761 EWERS	1/4/23	135,000	WD	03-ARM'S LENGTH	135,000	57,600	42.67	146,233	16,909	28,142	122	185	0.537	0.537	138	31,488	0.72
132-12-15-230-012-00	6589 LORRIE DR	6/30/23	259,000	AFF	03-ARM'S LENGTH	259,000	110,900	42.82	249,498	30,759	21,257	92	153.75	0.353	0.353	333	87,136	2.00
152-12-15-201-002-00	3110 NOBLE ST	8/9/23	165,500	WD	03-ARM'S LENGTH	165,500	62,000	37.46	144,704	42,481	21,685	94	160	0.367	0.367	451	115,752	2.66
120-12-15-230-017-00	6405 KING RD	6/12/24	250,000	WD	03-ARM'S LENGTH	250,000	88,500	35.40	173,523	99,477	23,000	100	180	0.413	0.413	995	240,864	5.53
000-12-15-201-007-00	3430 NOBLE ST	6/19/24	310,500	WD	03-ARM'S LENGTH	310,500	117,800	37.94	301,704	39,109	30,313	132	160	0.558	0.558	297	70,088	1.61
154-12-15-203-001-00	6749 KING RD	10/3/24	210,000	MLC	03-ARM'S LENGTH	210,000	72,500	34.52	167,295	64,989	22,284	97	200	0.413	0.413	671	157,358	3.61
000-12-15-207-004-00	3131 EARL DR	11/4/24	230,000	WD	03-ARM'S LENGTH	230,000	125,200	54.43	246,805	21,994	38,799	169	200	0.826	0.826	130	26,627	0.61
132-12-15-227-014-00	3113 DOROTHY LN	3/28/25	262,500	WD	03-ARM'S LENGTH	262,500	99,200	37.79	199,655	90,190	27,345	119	157.410004	0.488	0.488	759	184,816	4.24

Totals:	\$2,488,500		\$2,488,500	\$1,004,170		\$2,296,443	\$473,415		\$281,358	1,232.7		5.19	5.16		Average per Net Acre=>	91,216.76	Average per SqFt=>	\$2.09
			Sale. Ratio =>			40.35			Average per FF=>									
			Std. Dev. =>			6.31												
										2026 Set at	\$300							
										2025 Was	\$230							

RS480 - KINGS CHAPEL

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
135-12-08-476-008-00	2620 CHAPEL RD (2620/2624)	11/17/23	160000	PTA	03-ARM'S LENGTH	160000	86400	54	180606	3474.00	24080	120.402066	146.979996	0.405	0.405	28.85332549	8577.777778	0.196918682
135-12-08-476-014-00	2914 CHAPEL RD	6/24/19	130,000	WD	03-ARM'S LENGTH	130,000	59,760	45.97	143,109	21,665	34,774	148	222	0.61	0.61	146	35,400	0.81

Totals:	\$536,500		\$290,000	\$146,160		\$323,715	\$25,139		\$58,854	268.4		1.02	1.02		Average per Net Acre=>	\$87	\$21,989	\$0.50
			Sale. Ratio =>			50.40			Average per FF=>									
			Std. Dev. =>			5.68												
										2026 Leave at	\$200							
										2025 Was	\$200							

RS500 - LATHER ESTATES

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
140-12-16-402-001-00	400 RICHARD ST	8/23/22	170,000	WD	03-ARM'S LENGTH	170,000	71,200	41.88	174,560	26,049	30,609	102	140	0.315	0.315	255	82,695	1.90
141-12-16-401-002-00	3506 AUDREY AVE	2/14/25	276,200	WD	03-ARM'S LENGTH	276,200	96,400	34.90	234,626	72,712	31,138	104	140	0.321	0.321	701	226,517	5.20
140-12-16-402-008-00	384 RICHARD ST	1/30/23	273,000	AFF	03-ARM'S LENGTH	273,000	89,500	32.78	253,475	51,595	32,070	107	127.5	0.322	0.322	483	160,233	3.68

Totals:	\$719,200		\$257,100	\$257,100		\$662,661	\$150,356		\$93,817	312.7		0.96	0.96		Average per Net Acre=>	156,947.81	Average per SqFt=>	\$3.60
			Sale. Ratio =>			35.75			Average per FF=>									
			Std. Dev. =>			#DIV/0!												
										2026 Set at	\$350							
										2025 Was	\$300							

RS520 - LOR ER LEN

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
145-12-07-301-003-00	2511 S PARMA RD	4/1/22	232000	WD	03-ARM'S LENGTH	232000	93900	40.47413793	243013	20066.00	31079	177.592315	217	1.016	1.016	112.9891234	19750	0.453397612
145-12-07-301-007-00	2525 S PARMA RD	12/29/22	192000	WD	03-ARM'S LENGTH	192000	71800	37.39583333	169323	40527.00	17850	102	217	0.508	0.508	397.3235294	79777.55906	1.83144075
145-12-07-301-004-00	2513 S PARMA RD	3/6/23	245000	WD	03-ARM'S LENGTH	245000	71600	29.2244898	211504	51346.00	17850	102	217	0.508	0.508	503.3921569	101074.8031	2.320358199
145-12-07-301-003-00	2511 S PARMA RD	8/15/24	247000	WD	03-ARM'S LENGTH	247000	123000	49.79757085	246001	36517.00	35518	177.592315	217	1.016	1.016	205.6226363	35941.92913	0.825113157
145-12-07-301-005-00	2517 S PARMA RD	9/6/24	280000	WD	03-ARM'S LENGTH	280000	93800	33.5	264505	35895.00	20400	102	217	0.508	0.508	351.9117647	70659.44882	1.622117741

Totals:	\$1,196,000		\$454,100	\$454,100		\$1,134,346	\$184,351		\$122,697	661.2		3.56	3.56		Average per Net Acre=>	51,842.24	Average per SqFt=>	\$1.19
			Sale. Ratio =>			37.97			Average per FF=>									
			Std. Dev. =>			7.79												
										2026 Set at	\$250							
										2025 Was	\$200							

175-12-23-277-002-00	5036 RIMERS DR	4/27/22	125,000	WD	03-ARM'S LENGTH	125,000	84,100	67.28	202,338	-57,494	19,844	86	269	0.491	0.491	-666	-117,096	-2.69
178-12-23-227-007-00	5056 RIMERS DR	8/19/22	260,000	WD	03-ARM'S LENGTH	260,000	101,400	39.00	254,613	32,480	27,093	118	264	0.72	0.72	276	45,174	1.04
176-12-23-228-005-00	5029 RIMERS DR	9/16/22	262,500	WD	03-ARM'S LENGTH	262,500	99,400	37.87	243,788	54,530	35,818	156	200	0.92	0.92	350	59,401	1.36
175-12-23-277-002-00	5036 RIMERS DR	10/31/22	250,000	WD	03-ARM'S LENGTH	250,000	84,100	33.64	202,338	67,506	19,844	86	269	0.491	0.491	782	137,487	3.16
176-12-23-228-006-00	5025 RIMERS DR	6/14/23	237,000	WD	03-ARM'S LENGTH	237,000	83,000	35.02	228,052	44,493	35,545	155	218	0.939	0.939	288	47,383	1.09
175-12-23-277-002-00	5036 RIMERS DR	11/6/24	295,000	WD	03-ARM'S LENGTH	295,000	102,500	34.75	202,338	112,506	19,844	86	269	0.491	0.491	1,304	229,136	5.26
176-12-23-228-007-00	5021 RIMERS DR	2/8/24	247,100	WD	03-ARM'S LENGTH	247,100	87,500	35.41	225,586	49,459	27,945	122	265	0.748	0.748	407	66,122	1.52

Totals:	\$1,676,600		\$1,676,600	\$642,000		\$1,559,053	\$303,480		\$185,933	808.4		4.80	4.80		63,225.00		Average per SqFt=>	\$1.45
					Sale. Ratio =>		38.29			Average per FF=>		\$375		Average per Net Acre=>				
					Std. Dev. =>		11.99											

2026 Set at	\$275
2025 Was	\$230

RS680 - SUNNYDELL

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
180-12-09-152-002-00	7995 CABOT DR	7/13/22	100,000	WD	03-ARM'S LENGTH	100,000	24,600	24.60	50,279	61,721	12,000	100	140	0.32	0.32	617	192,277	4.41
195-12-09-301-015-00	7974 IVAN DR	8/22/22	140,000	WD	03-ARM'S LENGTH	140,000	25,700	18.36	133,844	21,006	14,850	90	140	0.289	0.289	233	72,685	1.67
192-12-09-304-011-00	7987 SUNNYDELL DR	4/4/23	120,000	WD	03-ARM'S LENGTH	120,000	35,600	29.67	123,278	11,572	14,850	90	140	0.289	0.289	129	40,042	0.92
187-12-09-305-003-00	7987 KEVIN DR	4/10/23	75,000	AFF	03-ARM'S LENGTH	75,000	36,600	48.80	97,558	-6,355	16,203	98	135	0.31	0.31	-65	-20,500	-0.47
181-12-09-154-008-00	7965 BRANDON DR	6/20/23	65,000	WD	03-ARM'S LENGTH	65,000	26,600	40.92	71,533	9,967	16,500	100	140	0.321	0.321	100	31,050	0.71
181-12-09-154-007-00	7969 BRANDON DR	2/27/24	116,400	AFF	03-ARM'S LENGTH	116,400	33,300	28.61	87,715	45,185	16,500	100	140	0.321	0.321	452	140,763	3.23

Totals:	\$616,400		\$616,400	\$182,400		\$564,207	\$143,096		\$90,903	578.2		1.85	1.85		77,349.19		Average per SqFt=>	\$1.78
					Sale. Ratio =>		29.59			Average per FF=>		\$247		Average per Net Acre=>				
					Std. Dev. =>		11.13											

2026 Set at	\$200
2025 Was	\$165

RS700 - VILLAGE GREEN

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	
204-12-09-351-001-07	7966 VILLAGE GREEN LN	2/24/22	234,900	WD	03-ARM'S LENGTH	234,900	89,220	37.98	206,077	55,014	26,191	114	194	0.477	0.477	483	115,333	2.65	
204-12-09-351-001-12	7946 VILLAGE GREEN LN	3/28/25	260,000	WD	03-ARM'S LENGTH	260,000	113,100	43.50	229,822	60,081	29,903	130	224	0.594	0.594	462	101,146	2.32	
204-12-09-351-001-13	7945 VILLAGE GREEN LN	11/17/22	251,500	WD	03-ARM'S LENGTH	251,500	113,100	44.97	221,893	53,783	24,176	105	173	0.413	0.413	512	130,225	2.99	
204-12-09-351-001-13	7945 VILLAGE GREEN LN	4/7/23	256,100	WD	03-ARM'S LENGTH	256,100	110,900	43.30	254,689	25,587	24,176	105	173	0.413	0.413	243	61,954	1.42	
Totals:			\$1,002,500			\$1,002,500	\$426,320		\$912,481	\$194,465	\$104,446	454.1		1.90	1.90	\$425			
							Sale. Ratio =>	42.53			Average			Average			Average		
							Std. Dev. =>	3.06			per FF=>	\$428		Average	per Net Acre=>	46,368.39		per SqFt=>	\$2.35
											2026 Set at	\$275							
											2025 Was	\$230							

RS720 - WESTERN ACRES

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	
206-12-11-306-008-00	2922 S SANDSTONE RD	12/10/21	255,000	WD	03-ARM'S LENGTH	255,000	86,510	33.93	213,841	57,824	16,665	93	150	0.34	0.34	625	168,093	3.86	
Totals:			\$536,500			\$255,000	\$86,510		\$213,841	\$57,824	\$16,665	92.6		0.34	0.34				
							Sale. Ratio =>	33.93			Average			Average			Average		
							Std. Dev. =>	#DIV/0!			per FF=>	\$624		Average	per Net Acre=>	170,070.59		per SqFt=>	\$3.90
											2026 Set at	\$300							
											2025 Was	\$220							