

## SPRING ARBOR TOWNSHIP - 2026 RESIDENTIAL SUBDIVISION LAND VALUES

### RS340 - FAIRFIELDS OF SPRING ARBOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	ECF Area	Land Table
099-12-17-478-049-00	75 DICKENS ST	6/9/20	25,990	WD	03-ARM'S LENGTH	25,990	25,990	0.34	75,994	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-047-00	79 DICKENS ST	8/7/20	27,990	WD	03-ARM'S LENGTH	27,990	27,990	0.44	64,050	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-069-00	80 DICKENS ST	11/4/20	29,990	WD	03-ARM'S LENGTH	29,990	29,990	0.32	94,308	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-057-00	DICKENS ST	11/24/20	30,990	WD	03-ARM'S LENGTH	30,990	30,990	0.48	65,105	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-071-00	84 DICKENS ST	4/29/21	29,990	WD	03-ARM'S LENGTH	29,990	29,990	0.32	93,427	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-054-00	63 DICKENS	7/2/21	30,990	WD	03-ARM'S LENGTH	30,990	30,990	0.34	91,147	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
080-12-17-429-007-00	DICKENS ST	10/25/21	34,990	WD	03-ARM'S LENGTH	34,990	34,990	0.42	83,310	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-039-00	99 DICKENS ST	10/29/21	30,990	WD	03-ARM'S LENGTH	30,990	30,990	0.35	87,790	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-056-00	54 DICKENS	3/18/22	34,990	WD	03-ARM'S LENGTH	34,990	34,990	0.28	126,318	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-041-00	93 DICKENS	3/25/22	33,990	WD	03-ARM'S LENGTH	33,990	33,990	0.39	87,603	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
099-12-17-478-042-00	89 DICKENS	3/25/22	33,990	WD	03-ARM'S LENGTH	33,990	33,990	0.39	87,603	FFSA	RES.FAIRFIELDS OF SPRING ARBOR
Totals:			344,890			344,890	344,890	4.06			84,948
						Median	30,990				
						Average	31,354				
						Set at	35,000				

### RS440 - IKRAM OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	ECF Area	Land Table
172-12-25-377-017-00	IKRAM OAKS	12/11/20	38,000	WD	03-ARM'S LENGTH	38,000	38,000	1.10	34,672	RL05 STONEWOOD & IKRAM OAKS	RES.IKRAM OAKS
172-12-25-377-019-00	Ikram Oaks	9/20/21	62,000	WD	03-ARM'S LENGTH	31,000	31,000	1.32	23,485	RL05 STONEWOOD & IKRAM OAKS	RES.IKRAM OAKS
172-12-25-377-020-00	Ikram Oaks	9/20/21	62,000	WD	03-ARM'S LENGTH	31,000	31,000	1.32	23,485	RL05 STONEWOOD & IKRAM OAKS	RES.IKRAM OAKS
172-12-25-377-016-00	FARHAT CT	3/3/22	76,000	WD	03-ARM'S LENGTH	76,000	76,000	4.07	18,673	RL05 STONEWOOD & IKRAM OAKS	RES.IKRAM OAKS
172-12-25-377-015-00	FARHAT CT	3/16/22	85,000	WD	03-ARM'S LENGTH	85,000	85,000	4.55	18,681	RL05 STONEWOOD & IKRAM OAKS	RES.IKRAM OAKS
172-12-25-377-019-00	IKRAM OAKS	6/16/23	28,000	WD	03-ARM'S LENGTH	28,000	28,000	1.13	24,735	IKRAM	RS440: IKRAM OAKS
172-12-25-377-020-00	IKRAM OAKS	10/22/24	20,000	WD	03-ARM'S LENGTH	20,000	20,000	1.13	17,668	RS440	RS440: IKRAM OAKS
172-12-25-377-021-00	5033 IKRAM OAKS	1/9/25	32,000	WD	03-ARM'S LENGTH	32,000	32,000	1.18	27,050	RS440: IKRAM OAKS	RS440: IKRAM OAKS
Ikram		Set At	35000		Avg Lot Rate	44000			7/17/05		35000
					Avg per acre	22034			Set At 2026 RR		20000

### RS640 - STONEWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	ECF Area	Land Table
173-12-01-101-002-35	4883 INDIAN CREE	5/21/20	35,500	WD	03-ARM'S LENGTH	35,500	35,500	1.4	25,357	RL05 STONEWOOD & IKRAM OAKS	RL05 STONEWOOD & IKRAM OAKS

173-12-01-101-002-46	4912 INDIAN CREEK	3/25/21	45,000	WD	03-ARM'S LENGTH	45,000	45,000	1.32	34,091	RL05 STONEWOOD & IKRAM OAKS	RL05 STONEWOOD & IKRAM OAKS
173-12-01-101-002-41	STONEWOOD CREEK	11/1/21	38,500	WD	03-ARM'S LENGTH	38,500	38,500	1.05	36,667	RL05 STONEWOOD & IKRAM OAKS	RL05 STONEWOOD & IKRAM OAKS
173-12-01-101-002-36	INDIAN CREEK DR	11/15/21	34,000	WD	19-MULTI PARCEL ARM'S LENGTH	34,000	34,000	1.34	25,373	RL05 STONEWOOD & IKRAM OAKS	RL05 STONEWOOD & IKRAM OAKS
173-12-01-101-002-04	INDIAN CREEK DR	2/5/24	29,900	WD	03-ARM'S LENGTH	29,900	29,900	0.72	41,528	RS640	RS640: STONEWOOD SUBDIVISION SE
173-12-01-101-002-36	INDIAN CREEK DR	2/26/24	25,000	AFF	19-MULTI PARCEL ARM'S LENGTH	25,000	25,000	1.34	18,657	RS640	RS640: STONEWOOD SUBDIVISION SE
173-12-01-101-002-17	4822 STONEWOOD	3/18/25	549,000	WD	03-ARM'S LENGTH	549,000	144,275	0.59	244,534	RS640	RS640: STONEWOOD SUBDIVISION SE
							34,650		32,603		
	Stonewood	Set At	36,580			108,129	50,311		Set At		41,800