

H56  
PK-

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale	Adj. Sale	Asd. When Sold	Our Appraisal	Land Residual	Eq. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	Val Fr.	EG Area									
1-09-35-280-004	3411 WOODLAND RD	10/21/72	\$628,000	WD	03-ARMY'S LENGTH	\$840,000	\$840,000	\$509,400	\$1,130,410	\$286,943	\$577,333	2.28	3.39	\$110,158	\$2.53	0.00	0027									
1-09-36-320-006	4340 E HURON RIVER DR	01/31/72	\$840,000	WD	03-ARMY'S LENGTH	\$840,000	\$840,000	\$509,400	\$1,130,410	\$286,943	\$577,333	2.28	3.39	\$110,158	\$2.53	0.00	0027									
1-09-36-400-002	4500 E HURON RIVER DR	05/06/71	\$451,000	PTA	03-ARMY'S LENGTH	\$451,000	\$451,000	\$285,700	\$773,708	\$223,989	\$546,697	2.28	7.93	\$98,241	\$2.28	0.00	0027									
Totals:														\$1,899,000	\$1,899,000	\$1,032,700	\$2,484,899	\$894,301	\$1,420,200	7.93	7.93	Average	Average	per Net A	per S/PEP	\$2.56
														54.38	13.30											
														Sale Ratio =>	Std. Dev. =>											

2023 Over 35  
 2-2.599 109200  
 2-6-3.099 92820  
 3-1-4.099 87960  
 4-1-10.099 76440  
 10.1 to 40.099 67704  
 40.01 & up 68520

Combined land 2024  
 SOVER 2  
 Sect 24 & 36

NOW BELOW USED  
 SOVER 2  
 Sect 24 & 36

A02A

AC Sec 1-12, 18-26, 29, 31-33 RIDGE GRANDEUR OAKS & MOTHER TERESA Over 2 Sec 1-12, 18-26, 29, 31-33

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
I-09-26-325-012	370 MEADOW CREEK DR	05/28/21	\$2,000,000	PTA	03-ARMY'S LENGTH	\$2,000,000	\$902,700	45.14	\$2,491,820	\$53,870	\$245,690	1.23	1.23	\$43,655	\$1.00
I-09-03-100-008	4747 PONTIAC TRL	10/07/21	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$47,900	29.94	\$110,707	\$160,000	\$110,707	2.30	2.30	\$99,565	\$1.60
I-09-04-400-023	4064 PONTIAC TRL	10/25/21	\$313,900	PTA	03-ARMY'S LENGTH	\$313,900	\$116,700	37.18	\$295,580	\$148,654	\$130,284	2.35	2.82	\$63,257	\$1.45
I-09-16-250-001	1290 DHU WARREN RD	06/15/21	\$425,000	PTA	03-ARMY'S LENGTH	\$425,000	\$163,800	38.54	\$337,351	\$218,626	\$130,977	2.52	2.52	\$86,756	\$1.99
I-09-12-400-015	3511 N DIMBORO RD	03/22/23	\$447,000	WD	03-ARMY'S LENGTH	\$447,000	\$186,500	41.72	\$447,350	\$121,156	\$121,506	2.75	2.75	\$44,057	\$1.01
I-09-18-440-020	2477 NEWPORT RD	06/23/22	\$966,000	WD	03-ARMY'S LENGTH	\$966,000	\$255,100	26.41	\$548,230	\$569,745	\$151,975	3.87	3.87	\$147,221	\$3.38
I-09-08-200-029	3628 BARTON FARM DR	08/01/22	\$1,500,000	PTA	03-ARMY'S LENGTH	\$1,500,000	\$697,400	46.49	\$1,765,526	(\$125,332)	\$140,194	3.57	3.57	(\$35,107)	(\$0.81)
I-09-12-400-037	4846 HICKORY HILL RD	04/27/21	\$1,400,000	PTA	03-ARMY'S LENGTH	\$1,400,000	\$583,700	41.69	\$1,672,249	(\$91,376)	\$180,873	3.48	3.48	(\$26,257)	(\$0.60)
I-09-02-100-014	3808 E JOY RD	07/30/21	\$881,000	PTA	03-ARMY'S LENGTH	\$881,000	\$405,600	46.04	\$1,211,081	(\$162,606)	\$167,475	5.25	5.25	(\$30,973)	(\$0.71)
I-09-12-400-039	4800 HICKORY HILL RD	05/16/22	\$1,400,000	PTA	03-ARMY'S LENGTH	\$1,400,000	\$594,000	42.43	\$759,385	\$852,873	\$212,358	6.34	6.34	\$134,538	\$3.09
I-09-09-100-035	1810 WARREN RD	10/17/22	\$650,000	WD	03-ARMY'S LENGTH	\$650,000	\$371,100	57.09	\$1,048,025	\$218,997	\$617,022	6.52	1.42	\$33,609	\$0.77
I-09-04-200-004	4981 GLEANER HALL RD	02/08/22	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$143,700	57.48	\$331,935	\$250,000	\$331,935	11.00	11.00	\$22,727	\$0.52
I-09-01-101-001	4975 RIDGE CREEK LANE	01/31/22	\$2,340,000	WD	03-ARMY'S LENGTH	\$2,340,000	\$962,700	41.14	\$2,318,604	\$409,203	\$387,807	18.37	18.37	\$22,276	\$0.51
I-09-01-301-004	4563 GRANDEUR OAKS	07/29/22	\$349,000	PTA	03-ARMY'S LENGTH	\$349,000	\$117,900	33.78	\$271,101	\$949,000	\$271,101	11.99	11.99	\$29,108	\$0.67
I-09-01-301-009	4700 GRANDEUR OAKS	06/23/21	\$569,000	PTA	03-ARMY'S LENGTH	\$569,000	\$233,400	41.02	\$596,782	\$569,000	\$596,782	25.69	25.69	\$22,149	\$0.51
<b>Totals:</b>			<b>\$13,650,900</b>			<b>\$5,782,200</b>		<b>42.36</b>	<b>\$13,845,676</b>	<b>\$3,541,910</b>	<b>\$3,736,686</b>	<b>107.2</b>	<b>Average</b>	<b>626,580.60</b>	
								<b>8.48</b>				<b>\$33,031</b>	<b>per Net Acre=&gt;</b>	<b>33,030.96</b>	

2024 SALES	LAND RES	Total Acres	Indicated /USED
2-2.59	\$ 393,490.00	7.17	\$54,880
2.6-3.099	\$ 121,156.00	2.75	\$44,057
3.1-4.099	\$353,037	7.707	\$45,807
5-9.9999	\$ 909,364.00	18.11	\$50,213
10.1 - 40.099	\$ 1,577,203.00	67.05	\$23,523

OUTLIERS

I-09-04-300-010	4141 GLEANER HALL RD	05/03/21	\$601,000	PTA	03-ARMY'S LENGTH	\$601,000	\$358,400	59.63	\$877,450	(\$166,887)	\$109,563	2.11	2.11	(\$79,168)	(\$1.82)
I-09-03-200-038	4545 PONTIAC TRL	08/21/23	\$1,300,000	WD	03-ARMY'S LENGTH	\$1,300,000	\$461,700	35.52	\$977,997	\$576,877	\$254,874	3.86	3.86	\$149,450	\$3.43
I-09-03-200-030	4607 PONTIAC TRL	07/30/21	\$655,000	PTA	03-ARMY'S LENGTH	\$655,000	\$313,900	47.92	\$826,808	(\$40,600)	\$131,208	2.84	2.84	(\$14,296)	(\$0.33)
I-09-09-205-012	3887 WARREN CT	06/01/21	\$617,500	PTA	03-ARMY'S LENGTH	\$617,500	\$290,000	46.96	\$764,704	(\$13,686)	\$133,518	2.89	2.89	(\$4,736)	(\$0.11)
I-09-18-440-013	2315 NEWPORT RD	07/22/22	\$1,375,000	PTA	03-ARMY'S LENGTH	\$1,375,000	\$502,200	36.52	\$946,057	\$599,941	\$170,998	3.29	3.29	\$182,353	\$4.19

101

Community	Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	Acres	Terms of Sale	VACANT/IMPROVED	DAVID TCY	Land Imp	Land Siteworth	% Sq. ft. of Land	Land Residual	REG Per From Min.	Indicated Price Per Sq. ft.	Indicated Price Per Ac.
SALEM	A-05-27-300-014	6040 NORTH TERRITORIAL	03/15/21	\$4,235,000	\$398,950	24.94	03-ARM'S LENGTH	101 AG Vac	\$ 463,380	\$ 2,976	36.22	2668881	\$ 34,978	\$ 113,000	\$ 2,827	\$ 5,168.72
LODI TWP	M-13-30-300-004	8073 WEBER RD	05/05/21	\$693,000	\$256,700	38.50	03-ARM'S LENGTH	101 AG Vac	\$ 408,200	\$ 496	67.56	2342814	\$ 48,400	\$ 110,700.00	\$ 10.34	\$ 4,211.01
SUPERIOR TWP	J-10-28-200-006	WRELAND RD	05/13/21	\$590,000	\$230,400	40.07	03-ARM'S LENGTH	101	\$ 432,400	\$ -	91.3	2342814	\$ 48,400	\$ -	\$ 9.31	\$ 4,676.05
SHARON TWP	D-10-30-300-002	16240 SHARON VALLEY	03/26/21	\$855,000	\$257,200	30.06	03-ARM'S LENGTH	101	\$ 597,800	\$ -	91.3	4310864	\$ 278,400	\$ 317,800.00	\$ 13.16	\$ 2,973.07
WEBSTER TWP	C-05-25-300-003	5300 HAST RD	10/27/21	\$328,500	\$308,300	62.19	03-ARM'S LENGTH	101 AG Vac	\$ 49,200	\$ -	104.77	4653781	\$ 406,800.00	\$ -	\$ 11.22	\$ 3,805.88
MANCHESTER TWP	P-10-35-400-013	2340 W US-12 HWY	05/15/21	\$475,000	\$140	0.03	03-ARM'S LENGTH	101	\$ 474,600	\$ -	107.13	4653781	\$ 406,800.00	\$ -	\$ 10.76	\$ 4,046.93
SALEM	A-05-25-400-016	6972 MAPLE RD	03/07/21	\$475,000	\$165,850	28.13	03-ARM'S LENGTH	AG	\$ 309,150	\$ 3,761	12	523770	\$ 59,461	\$ 156,239.00	\$ 9.43	\$ 4,221.75
DUMAS TWP	G-07-05-300-003	ROCKNEY RD	08/29/21	\$310,000	\$87,200	20.53	03-ARM'S LENGTH	101	\$ 222,800	\$ -	4.85	17270569	\$ 1,824,588	\$ -	\$ 9.47	\$ 4,801.97
DEXTER TWP	D-05-30-400-023	RICER RD	11/17/21	\$625,000	\$69,890	39.01	03-ARM'S LENGTH	101 AG Vac	\$ 555,110	\$ -	30.95	1348182	\$ 210,600.00	\$ -	\$ 6.40	\$ 6,804.52
NORTHFIELD TWP	B-05-33-400-021	5132 NOLLAR RD	02/13/21	\$271,500	\$101,300	39.01	03-ARM'S LENGTH	101 AG Vac	\$ 170,200	\$ -	20.03	877071	\$ 110,955	\$ -	\$ 7.89	\$ 5,542.26
LIMA TWP	G-07-09-200-005	N FLETCHER RD	07/06/21	\$250,000	\$53,000	15.00	03-ARM'S LENGTH	101	\$ 197,000	\$ -	32.23	4355552	\$ 185,000	\$ -	\$ 7.69	\$ 5,667.39
SUPERIOR TWP	J-10-28-200-007	WRELAND RD	05/13/21	\$550,000	\$60,500	23.53	03-ARM'S LENGTH	101	\$ 489,500	\$ -	14.79	687842	\$ 102,500.00	\$ -	\$ 6.41	\$ 6,792.27
SALEM	A-05-05-300-013	8184 CURRIE RD	09/09/21	\$450,000	\$107,750	79.55	03-ARM'S LENGTH	101	\$ 342,250	\$ -	17.74	777529	\$ 89,300.00	\$ -	\$ 8.65	\$ 5,028.18
DEXTER TWP	D-04-28-400-030	ISLAND LAKE RD	06/28/21	\$85,000	\$67,700	1.74	03-ARM'S LENGTH	101 AG Vac	\$ 17,000	\$ -	27.81	777529	\$ 17,000.00	\$ -	\$ 6.61	\$ 6,588.10
SALEM	A-05-08-400-017	8864 SIX MILE RD	05/07/21	\$50,000	\$58,700	1.74	03-ARM'S LENGTH	101 AG Vac	\$ 11,400	\$ -	12.04	574462	\$ 116,600.00	\$ -	\$ 4.98	\$ 9,518.27
WEBSTER TWP	C-05-25-300-007	5400 ZEEB RD	04/28/21	\$144,000	\$78,600	54.58	03-ARM'S LENGTH	101 AG Vac	\$ 65,400	\$ -	7	304970	\$ 66,890.00	\$ 43.00	\$ 1.19	\$ 9,408.43
WEBSTER TWP	C-09-25-300-001	5400 TRABELL RD	04/08/21	\$84,000	\$55,500	66.07	03-ARM'S LENGTH	101 AG Vac	\$ 28,500	\$ -	9.75	424710	\$ 86,000	\$ -	\$ 5.05	\$ 8,622.75
YORK TWP	S-10-25-100-005	WILLOW RD	04/07/21	\$195,000	\$83,100	41.78	03-ARM'S LENGTH	101	\$ 111,900	\$ -	10.02	436471	\$ 86,000	\$ -	\$ 5.05	\$ 7,323.32
SHARON TWP	O-15-30-300-010	WILLOW RD	01/29/23	\$77,000	\$43,200	55.10	03-ARM'S LENGTH	101 (its vacant no bidg.)	\$ 33,800	\$ -	28.95	1261082	\$ 217,800	\$ -	\$ 5.79	\$ 6,588.10
LODI TWP	M-13-30-300-005	5983 W FLSMOUTH RD	07/07/21	\$340,000	\$133,500	39.35	03-ARM'S LENGTH	AG Vac (closed 101)	\$ 206,500	\$ -	1145.406	4883888	\$ 99,790,062	\$ -	\$ -	\$ 8,577.57
AVERAGE																
Per Net Acre -> 30.21																
Per Net Acre -> 684233.26																
Per Net Acre -> 87.122																
Per Net Acre -> 50.12																
USED INDICATED OVERALL PRICE PER AC																

ARBORS

2024 SITE VALUE \$113,310  
 2023 SITE VALUE \$105,625

Site Analysis: \$141,947  
 Site 30%: \$113,310  
 Site Median 30%: \$110,100

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	Land 30% * Sale
I-09-25-326-009	4483 HILLSIDE CT	05/24/21	\$341,900	PTA	03-ARM'S LENGTH	\$341,900	\$155,900	45.60	\$339,569	\$107,956	\$105,625	\$102,570
I-09-25-326-012	4471 HILLSIDE CT	03/21/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$154,400	42.07	\$336,384	\$136,241	\$105,625	\$110,100
I-09-25-326-023	4392 HILLSIDE DR	10/21/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$156,100	45.78	\$332,997	\$113,628	\$105,625	\$102,300
I-09-25-326-046	4323 PINE RIDGE CT	09/09/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,900	44.97	\$362,277	\$123,348	\$105,625	\$114,000
I-09-25-326-053	4362 PINE RIDGE CT	11/18/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$171,100	42.88	\$362,873	\$141,752	\$105,625	\$119,700
I-09-25-326-057	4338 PINE RIDGE CT	06/16/22	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$165,900	34.93	\$353,698	\$226,927	\$105,625	\$142,500
I-09-25-326-062	4302 PINE RIDGE CT	03/15/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$142,700	41.97	\$301,849	\$143,776	\$105,625	\$102,000
<b>Totals:</b>						\$2,643,900	\$1,117,000	42.25	\$2,389,647	\$993,628	\$739,375	\$793,170
						Sale. Ratio =>		Average		per FF=>		
						Std. Dev. =>		3.75				

OUTLIERS

I-09-25-326-066	4275 PINE RIDGE CT	04/21/21	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$166,600	51.58	\$362,277	\$66,348	\$105,625	
I-09-25-326-034	4320 HILLSIDE DR	05/14/21	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$168,800	48.93	\$366,966	\$83,659	\$105,625	

BARTON HILLS VILLAGE & HAWTHORNE HILLS LAND

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
18-09-08-340-002	625 SPRING VALLEY RD	05/28/21	\$775,000	PTA	03-ARMY'S LENGTH	\$775,000	\$336,800	43.46	\$770,980	\$268,859	\$264,839	1.21	1.21	\$222,198	\$5.10
18-09-17-160-014	754 BARTON SHORE DR	04/06/21	\$1,950,000	PTA	03-ARMY'S LENGTH	\$1,950,000	\$972,600	49.88	\$2,116,568	\$150,801	\$317,369	1.45	1.45	\$104,001	\$2.39
18-09-07-480-005	805 COLLISTON RD	07/11/22	\$1,120,000	PTA	03-ARMY'S LENGTH	\$1,120,000	\$418,900	37.40	\$1,120,256	\$319,558	\$319,558	1.46	1.46	\$218,700	\$5.02
1-09-07-328-009	1771 WESTRIDGE RD	08/31/22	\$1,250,000	WD	03-ARMY'S LENGTH	\$1,250,000	\$391,200	31.30	\$1,334,842	\$130,422	\$215,264	1.12	1.12	\$116,448	\$2.67
18-09-07-470-005	998 FOREST RD	05/10/21	\$900,000	PTA	03-ARMY'S LENGTH	\$900,000	\$344,200	38.24	\$785,251	\$398,411	\$283,662	1.62	1.62	\$245,933	\$5.65
18-09-17-160-020	250 BARTON SHORE DR	06/15/22	\$2,342,500	PTA	03-ARMY'S LENGTH	\$2,342,500	\$687,600	29.35	\$2,026,175	\$578,975	\$262,650	1.65	1.65	\$350,894	\$8.06
18-09-08-340-011	480 HILLSPUR RD	06/02/21	\$1,065,000	PTA	03-ARMY'S LENGTH	\$1,065,000	\$485,800	45.62	\$1,056,909	\$344,283	\$336,192	1.92	1.92	\$179,314	\$4.12
18-09-08-450-004	200 BARTON INDRTH DR	09/09/22	\$1,500,000	WD	03-ARMY'S LENGTH	\$1,500,000	\$712,400	47.49	\$1,526,487	\$330,717	\$357,204	2.04	2.04	\$162,116	\$3.72
18-09-17-160-004	500 HILLSPUR RD	05/27/22	\$855,000	WD	03-ARMY'S LENGTH	\$855,000	\$479,300	56.06	\$923,111	\$365,096	\$433,207	2.73	2.73	\$133,735	\$3.07
18-09-17-160-004	270 BARTON SHORE DR	12/30/22	\$1,310,000	WD	03-ARMY'S LENGTH	\$1,310,000	\$378,300	28.88	\$1,246,411	\$517,425	\$433,836	2.86	2.86	\$180,918	\$4.15
18-09-08-375-006	465 HILLSPUR RD	06/30/21	\$1,000,000	PTA	03-ARMY'S LENGTH	\$1,000,000	\$534,000	53.40	\$697,760	\$1,000,000	\$607,780	3.83	3.83	\$261,097	\$5.99
18-09-17-150-011	2815 WHITMORE LAKE RD	02/22/22	\$1,100,000	WD	03-ARMY'S LENGTH	\$1,100,000	\$799,700	72.70	\$1,228,560	\$402,631	\$531,591	4.01	4.01	\$100,407	\$2.31
18-09-08-325-006	484 BARTON NORTH DR	12/10/21	\$1,400,000	WD	03-ARMY'S LENGTH	\$1,400,000	\$786,800	56.20	\$1,673,946	\$457,317	\$731,283	5.14	5.14	\$88,972	\$2.04
18-09-08-380-011	231 CORRIE RD	06/21/21	\$1,500,000	PTA	03-ARMY'S LENGTH	\$1,500,000	\$830,600	55.37	\$1,667,679	\$596,306	\$783,985	5.37	5.37	\$111,044	\$2.55
1-09-12-490-039	4800 HICKORY HILL RD	05/16/22	\$1,400,000	PTA	03-ARMY'S LENGTH	\$1,400,000	\$594,000	42.83	\$759,385	\$852,973	\$212,358	6.34	6.34	\$134,538	\$3.09
<b>Totals:</b>														Average	Average
							\$8,752,200	\$18,844,720	\$6,713,513	\$6,090,738	42.75	36.41	Average	Average	
							\$19,467,500	44.96	12.42	per FF=>	per Net Acres=>	157,041.36	per SqFt=>	\$3.61	

2023 BARTON HILLS

Combined Land	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024
2024	\$	473,800.00	0-0.599	0	0	421,682.00	down 11%	256,676.00	down 11%	421,682.00	down 11%	421,682.00	down 11%	256,676.00	down 11%
	\$	288,400.00	.6-1.099	0	0	165,913.00	down 11%	5.24	\$869,384	9.09	\$1,342,386	9.42	\$2,074,735	9.42	\$2,074,735
	\$	206,000.00	1.1-1.599	3	3	147,677.00	down 11%	20,248.00	up 57%	20,248.00	up 57%	20,248.00	up 57%	20,248.00	up 57%
	\$	164,800.00	1.6-2.099	5	5	127,694.00	down 18%	110,701.00	down 18%	127,694.00	down 18%	127,694.00	down 18%	110,701.00	down 18%
	\$	149,350.00	2.1-4.099	4	4	\$2,309,224		\$2,309,224		\$2,309,224		\$2,309,224		\$2,309,224	
	\$	133,900.00	4.1-10.000	4	4	\$985,000		\$985,000		\$985,000		\$985,000		\$985,000	
	\$	885,000	WD	03-ARMY'S LENGTH	03-ARMY'S LENGTH	\$637,100		\$637,100		\$637,100		\$637,100		\$637,100	
	\$	1,664,000	PTA	03-ARMY'S LENGTH	03-ARMY'S LENGTH	\$490,600		\$490,600		\$490,600		\$490,600		\$490,600	
	\$	1,664,000				\$923,140		\$923,140		\$923,140		\$923,140		\$923,140	
	\$	1,664,000				\$1,115,354		\$1,115,354		\$1,115,354		\$1,115,354		\$1,115,354	
	\$	1,664,000				\$374,494		\$374,494		\$374,494		\$374,494		\$374,494	
	\$	1,664,000				\$472,608		\$472,608		\$472,608		\$472,608		\$472,608	
	\$	1,664,000				\$10,850		\$10,850		\$10,850		\$10,850		\$10,850	

OUTLIERS

18-09-17-160-019	250 BARTON SHORE DR	12/28/22	\$885,000	WD	03-ARMY'S LENGTH	\$885,000	\$637,100	64.68	\$1,401,076	(\$50,390)	\$325,686	1.86	1.86	(\$48,597)	(\$1.12)
18-09-07-481-005	859 OAKDALE RD	04/16/21	\$1,664,000	PTA	03-ARMY'S LENGTH	\$1,664,000	\$490,600	29.48	\$923,140	\$1,115,354	\$374,494	2.36	2.36	\$472,608	\$10.85



CORNWELL FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asel/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front								
I-09-09-210-001	1002 CORNWELL DR	03/31/23	\$1,167,000	WD	03-ARM'S LENGTH	\$1,167,000	\$408,200	34.98	\$792,417	\$434,583	126.4	232.4	\$3,438	126.59								
I-09-09-210-025	1009 CORNWELL DRIVE	07/30/21	\$875,000	PTA	03-ARM'S LENGTH	\$875,000	\$435,100	49.84	\$798,175	\$76,825	121.3	242.8	\$634	116.46								
<b>Totals:</b>													<b>\$2,042,000</b>	<b>\$844,300</b>	<b>\$1,530,592</b>	<b>\$511,408</b>	<b>247.7</b>					
													<b>Sale. Ratio =&gt;</b>	<b>41.35</b>								
													<b>Std. Dev. =&gt;</b>	<b>21.52</b>	<b>\$2,065</b>							

OUTLIER

I-09-09-210-027	3709 CORNWELL COURT	02/27/23	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$74,600	7.42	\$891,483	\$113,517	246.5	158.9	\$460	250.23
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038-FLEMING CREEK 1.2

Final FF Value  
 2024 1249 \$1,749  
 2023 1214 \$1,703  
 FF Analysis: \$1,728  
 FF 30%:  
 FF Median 30%:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Assd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land 30% Sale	30% of LV/FF
1-09-13-405-005	2416 PARKSIDE DR	06/17/22	\$580,000	PTA	03-ARM'S LENGTH	\$560,000	\$252,200	45.04	\$550,005	\$128,824	\$118,529	37.5	148.0	\$1,317	60.00	\$169,000	\$1,724
1-09-13-415-119	4765 RIDGESIDE CT	06/14/21	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$279,000	48.10	\$616,859	\$118,741	\$155,600	128.2	179.5	\$926	39.00	\$174,000	\$1,858
1-09-13-425-156	2868 CHASEWAY DR	05/06/21	\$566,000	PTA	03-ARM'S LENGTH	\$566,000	\$273,400	48.30	\$583,673	\$91,878	\$108,551	90.2	120.0	\$1,018	60.00	\$169,800	\$1,882
1-09-13-425-167	2838 CHASEWAY DR	06/01/21	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$265,500	47.84	\$577,898	\$93,898	\$115,796	96.2	120.0	\$976	65.00	\$169,500	\$1,731
1-09-13-425-168	2834 CHASEWAY DR	10/27/22	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$261,100	41.25	\$568,151	\$185,009	\$120,160	99.0	121.0	\$1,869	67.00	\$189,900	\$1,919
1-09-13-425-170	2806 CHASEWAY DR	04/16/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$231,200	45.33	\$486,267	\$131,443	\$107,710	88.7	116.0	\$1,481	52.00	\$153,000	\$1,724
<b>Totals:</b>																	
						\$3,404,000	\$1,562,400	45.90	\$3,382,853	\$749,293	\$728,146	599.8	Average		\$1,021,200		
								2.72						\$1,249	per FF=>		

OUTLIER

1-09-13-430-182	4877 S RIDGESIDE CIR	06/30/21	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$289,000	49.83	\$695,120	\$54,481	\$109,551	90.2	120.0	\$603	60.00		
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LAUREL GARDENS  
 2024 SITE VALUE  
 2023 SITE VALUE

\$161,600  
 \$137,092

Site Analysis: \$164,181  
 Site 30%: \$161,600  
 Site Median 30%: \$160,500

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	Land 30% *Sale
I-09-24-426-020	1282 LAUREL VIEW DR	06/23/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$238,600	44.60	\$531,900	\$140,192	\$137,092	\$160,500
I-09-24-426-032	4707 BAYBERRY CIR	09/23/21	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$218,800	43.33	\$481,619	\$160,473	\$137,092	\$151,500
I-09-24-426-034	4651 BAYBERRY CIR	12/06/21	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$220,800	41.43	\$485,868	\$184,224	\$137,092	\$159,900
I-09-24-426-042	4684 BAYBERRY CIR	04/06/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$224,600	41.98	\$502,117	\$169,975	\$137,092	\$160,500
I-09-24-426-050	4732 BAYBERRY CIR	12/03/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,100	48.26	\$453,001	\$109,091	\$137,092	\$127,500
I-09-24-426-073	1362 LAUREL VIEW DR	04/11/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$246,500	40.74	\$548,909	\$193,183	\$137,092	\$181,500
I-09-24-426-092	4648 MULBERRY WOODS CIR	10/24/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$227,900	37.98	\$509,095	\$227,997	\$137,092	\$180,000
I-09-24-426-096	4629 MULBERRY WOODS CIR	06/17/21	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$248,200	44.72	\$543,118	\$148,974	\$137,092	\$166,500
I-09-24-426-102	4737 MULBERRY WOODS CIR	03/25/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$250,800	45.19	\$548,568	\$143,524	\$137,092	\$166,500
<b>Totals:</b>						<b>\$4,848,000</b>	<b>\$2,081,300</b>	<b>42.93</b>	<b>\$4,604,195</b>	<b>\$1,477,633</b>	<b>\$1,233,828</b>	<b>\$1,454,400</b>
							<b>Sale. Ratio =&gt;</b>	<b>42.93</b>	<b>Average</b>			
							<b>Std. Dev. =&gt;</b>	<b>2.99</b>	<b>per FF=&gt;</b>			

OUTLIERS

I-09-24-426-051	4738 BAYBERRY CIR	04/30/21	\$492,000	PTA	03-ARM'S LENGTH	\$492,000	\$242,800	49.35	\$531,810	\$97,282	\$137,092	\$166,500
I-09-24-426-074	1358 LAUREL VIEW DR	08/12/22	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$231,100	35.15	\$515,896	\$278,696	\$137,092	\$166,500

NORTHBROOKE N & S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asb/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF	Actual Front
I-09-03-401-002	2440 WESTBROOKE CIRCLE S	08/08/22	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$472,500	37.80	\$1,125,954	\$479,046	\$355,000	109.4	164.6	\$4,580	109.36
I-09-03-401-007	2392 WESTBROOKE CIRCLE S	11/16/21	\$1,050,000	PTA	03-ARM'S LENGTH	\$1,050,000	\$446,800	42.55	\$1,118,716	\$286,284	\$355,000	103.7	165.0	\$2,762	103.66
I-09-03-401-023	2419 WESTBROOKE CIRCLE N	06/16/21	\$1,250,000	PTA	03-ARM'S LENGTH	\$1,250,000	\$537,000	42.96	\$1,278,380	\$326,620	\$355,000	100.9	279.4	\$3,238	100.87
<b>Totals:</b>			<b>\$3,550,000</b>			<b>\$3,550,000</b>	<b>\$1,456,300</b>		<b>\$3,523,050</b>	<b>\$1,091,950</b>	<b>\$1,065,000</b>		<b>313.9</b>		
										Average					
										Sale. Ratio =>	41.02				
										Std. Dev. =>	2.87				
										per FF=>	\$3,479				



RADRICK MEADOWS & PINE HILL VILLAS

Final FF Value 1455  
 2023 1455  
 2023 1200

FF Analysis: \$1,455  
 FF 30%: \$1,227  
 FF Median 30%: \$1,227

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect From	Depth	Dollars/FF	Actual From	and 30% Sale	30% of LV/FF
I-05-25-100-007	830 DIXBORO RD	06/30/21	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$271,500	40.22	\$632,888	\$240,112	\$198,000	165.0	264.0	\$1,455	165.00	\$202,500	\$1,227
Totals: \$675,000      \$675,000      \$271,500      40.22      \$632,888      \$240,112      \$198,000      165.0      264.0      \$1,455      165.00      \$202,500      \$1,227																	

Sale. Ratio => 40.22      Std. Dev. => \$1,455 per FF=>

OUTLIER	Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect From	Depth	Dollars/FF	Actual From	and 30% Sale	30% of LV/FF
	I-05-25-110-006	4681 ERIN CT	07/02/21	\$785,000	PTA	03-ARM'S LENGTH	\$785,000	\$404,300	51.50	\$950,891	(\$32,691)	\$133,200	111.0	200.0	(\$295)	111.00		

SECTION 36F - BACKS TO FREEWAY

36F

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	Effect Front	Depth	Dollars/FF	Actual Front	
I-09-36-270-009	4101 THORNOAKS DR	08/20/21	\$595,000	PTA	19-MULTI PARCEL	\$595,000	\$423,100	71.11	\$871,315	\$266,471	\$542,786	283.0	494.7	\$942	178.58	
I-09-36-271-001	4091 THORNOAKS DR	10/08/20	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$254,790	40.77	\$535,326	\$251,480	\$261,806	127.4	240.0	\$1,974	78.00	
I-09-36-272-001	4194 THORNOAKS DR	08/31/20	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$221,150	38.46	\$560,170	\$240,071	\$225,241	164.4	155.0	\$1,460	141.00	
I-09-36-272-005	4140 THORNOAKS DR	04/27/20	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$172,450	42.06	\$467,231	\$146,403	\$203,634	148.6	144.3	\$985	130.00	
I-09-36-370-006	1235 HOGBACK RD	09/16/20	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$281,200	79.15	\$371,405	\$95,277	\$136,682	199.5	180.0	\$477	0.00	
<b>Totals:</b>						\$2,535,000	\$1,332,690	52.57	\$2,905,447	\$999,702	\$1,370,149	923.0				
							Sale. Ratio =>	19.26			Average					
							Std. Dev. =>				per FF=>					\$1,083

OUTLIERS - EXPRESSWAY/US-23 INFLUENCE

I-09-36-310-006	4094 E HURON RIVER SERVICE DR	03/10/21	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$286,360	56.15	\$641,649	\$38,299	\$169,948	177.2	369.3	\$216	90.01
I-09-36-310-005	4092 E HURON RIVER SERVICE DR	01/08/21	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$238,100	57.37	\$542,085	\$41,829	\$168,914	176.1	363.7	\$237	90.18
NOT USED OUTLIER															
I-09-36-272-018		01/15/21	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$63,710	91.01	\$193,953	\$70,000	\$193,963	141.6	171.0	\$484	110.00





SECTIONS 13-17

0003

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	Dollars/FF	Actual Front							
I-09-16-250-003	1062 DHU WARREN RD	08/05/22	\$478,000	PTA	03-ARM'S LENGTH	\$478,000	\$192,200	40.21	\$556,769	\$216,296	\$295,065	249.0	258.0	\$869	249.00							
I-09-17-101-010	3000 WHITMORE LAKE RD	04/08/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$299,800	34.26	\$868,121	\$249,804	\$242,925	205.0	266.0	\$1,219	205.00							
Totals:													\$1,353,000	\$492,000	\$1,424,890	\$466,100	\$537,990	454.0				
													Sale. Ratio =>	36.36	Average							
													Std. Dev. =>	4.20	per FF=>	\$1,027						

OUTLIERS

I-09-13-300-020	2259 AVRSHIRE DR	10/27/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$316,700	49.10	\$810,854	\$34,806	\$200,660	169.3	227.0	\$206	165.00
I-09-17-100-027	2880 SKYLINE WAY	12/31/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,900	38.80	\$1,723,490	(\$1,368,370)	\$180,120	152.0	271.0	(\$9,002)	108.00

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effic. From	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front					
I-09-35-450-007	1455 CHALMERS DR	05/24/21	\$425,000	PTA	03-ARMY'S LENGTH	\$425,000	\$179,500	\$376,049	\$236,871	\$187,220	90.0	255.0	0.59	0.59	\$2,632	\$420,158	\$9.23	90.00					
I-09-35-450-014	1675 CHALMERS DR	08/25/22	\$418,000	WD	03-ARMY'S LENGTH	\$418,000	\$201,200	\$466,899	\$180,781	\$229,680	110.0	150.0	0.38	0.38	\$1,643	\$476,595	\$10.95	110.00					
Totals:													\$843,000	\$580,700	\$842,948	\$417,652	\$417,600	200.0	Average	0.97	431,458.66	Average	\$9.90
													\$2,088	\$2,088	per Net Acre=>	431,458.66	per SqFt=>	\$9.90					

OUTLER	3474 E HURON RIVER DR	02/09/23	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$314,000	\$490,680	\$300,000	\$460,680	235.0	289.0	1.56	1.56	\$1,277	\$197,431	\$4.42	235.00
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THE RIDGE

2024 SITE VALUE \$324,700 Site Analysis: \$292,685  
 2023 SITE VALUE \$210,760 Site 30%: \$324,700  
 Site Median 30%: \$336,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land 30% *Sale
I-09-13-335-003	4176 HIGH RIDGE	03/03/22	\$1,120,000	WD	03-ARM'S LENGTH	\$1,120,000	\$474,900	42.40	\$999,392	\$352,444	\$231,836	\$336,000
I-09-13-335-006	4140 HIGH RIDGE	03/21/23	\$952,000	WD	03-ARM'S LENGTH	\$952,000	\$462,000	48.53	\$980,838	\$202,998	\$231,836	\$285,600
I-09-13-335-013	4145 HIGH RIDGE	06/06/22	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$504,800	42.96	\$1,084,224	\$322,612	\$231,836	\$352,500
<b>Totals:</b>						<b>\$3,247,000</b>	<b>\$1,441,700</b>		<b>\$3,064,454</b>	<b>\$878,054</b>	<b>\$695,508</b>	
								<b>44.40</b>			<b>Average</b>	
								<b>3.39</b>			<b>per FF=&gt;</b>	

TRILLIUM WOODS

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	Dollars/Ft	Actual Front
I-09-13-330-001	2181 TRILLIUM WOODS DR	03/04/22	\$855,000	WD	03-ARMY'S LENGTH	\$855,000	\$360,000	42.11	\$760,197	\$312,363	\$217,560	127.2	136.5	\$2,455	\$1.00
I-09-13-330-007	2313 TRILLIUM WOODS DR	10/18/21	\$695,000	PTA	03-ARMY'S LENGTH	\$695,000	\$389,100	55.99	\$818,208	\$119,833	\$243,041	142.1	148.0	\$843	123.00
<b>Totals:</b>			<b>\$1,550,000</b>			<b>\$1,550,000</b>	<b>\$749,100</b>		<b>\$1,578,405</b>	<b>\$432,196</b>	<b>\$460,601</b>	<b>269.4</b>			
										Average					
										Sale. Ratio =>	48.33				
										Std. Dev. =>	9.81				
										per FF=>	\$1,605				