

LT CODE	LAND TABLE	2025 VALUE	PER ANALYSIS	2026 VALUE	LAND GROUP	NOTES
00002	SECTIONS 1-26, 29, 31-33	\$ 987	\$ 1,070	\$ 1,070	FF	6 SALES
00025	RADRICK MEADOWS & PINE HILL VILLAS	\$ 1,632	\$ 1,386	\$ 1,386	FF	1 SALE
00027	SECTIONS 27, 30, 34-36 & HUNTINGTON WOODS	\$ 2,200	\$ 2,250	\$ 2,250	FF	11 SALES
00038	FLEMING CREEK 1-2	\$ 1,936	\$ 1,959	\$ 1,959	FF	4 SALES
00039	LAUREL GARDENS	\$ 178,500	\$ 184,954	\$ 184,954	SV	7 SALES
00040	ARBORS	\$ 114,780	\$ 116,935	\$ 116,935	SV	12 SALES
013R	THE RIDGE	\$ 319,050	\$ 340,612	\$ 340,612	SV	1 SALE
04410	PINEBROOK	\$ 850	\$ 912	\$ 912	FF	1 SALE
045	NORTHBROOKE N & S	\$ 4,827	\$ 6,151	\$ 6,151	FF	2 SALES
101	AGRICULTURAL	\$ 10,564	\$ 13,901	\$ 13,901	AC	23 SALES
107	FARMLAND PRESERVE	\$ 4,181	\$ 4,257	\$ 4,257	AC	2 SALES
13330	TRILLIUM WOODS	\$ 1,632	\$ 3,557	\$ 1,676	FF	SEE BARTON PLATEAU FOR ANALYSIS USED
18202	BARTON PLATEAU	\$ 1,632	\$ 1,676	\$ 1,676	FF	8 SALES
A36	AC 24, 27, 30, 35-36 & RADRICK	VARIED	VARIED	VARIED	AC	2 SALES
AO2A	AC 1-26, 29, 31-33 & RIDGE GRANDEUR	VARIED	VARIED	VARIED	AC	4 SALES
BH	BARTON HILLS & HAWTHORNE HILLS	VARIED	VARIED	VARIED	AC	5 SALES

CORN	CORNWELL FARMS & BARTON RIDGE	\$ 2,059	\$ 1,655	\$ 1,655	FF	3 SALES
BECK	BECKWITH	VARIED	\$ 300,000	\$ 300,000	SV	6 SALES

AC SEC 1-26, 29, 31-33, RDGE/GRNDR														
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
I-09-01-301-003	4429 GRANDEUR OAKS	10/18/24	\$1,245,000	WD	03-ARM'S LENGTH	\$1,245,000	\$641,700	51.54	\$1,303,992	\$198,177	\$257,169	10.03	10.03	\$19,758.42
I-09-12-100-006	4630 WARREN RD	11/03/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$96,700	27.63	\$277,681	\$350,000	\$277,681	11.27	11.27	\$31,055.90
I-09-12-400-016	3555 N DIXBORO RD	02/22/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$164,900	31.11	\$360,684	\$530,000	\$360,684	6.89	6.89	\$76,923.08
I-09-16-250-031	2801 BATESON CT	07/18/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$65,900	30.65	\$143,566	\$215,000	\$143,566	2.40	2.40	\$89,583.33
Totals:			\$2,340,000			\$2,340,000	\$969,200		\$2,085,923	\$1,293,177	\$1,039,100	30.59	30.59	
								Sale. Ratio =>	41.42	Average		Average		
								Std. Dev. =>	10.98	per FF=>		per Net Acre=>		
42,274.50														
OUTLIERS														
I-09-08-200-027	3651 BARTON FARM DR	06/18/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$663,200	57.67	\$1,422,085	(\$114,805)	\$157,280	3.15	3.15	(\$36,446.03)
I-09-12-100-021	4932 WALNUT WOODS DR	05/24/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$531,900	57.50	\$1,082,161	(\$14,055)	\$143,106	2.98	2.98	(\$4,716.44)
I-09-01-101-005	4951 N DIXBORO RD	09/06/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$268,300	53.66	\$638,020	\$123,764	\$261,784	10.21	10.21	\$12,121.84
I-09-17-100-007	2730 WHITMORE LAKE RD	07/01/24	\$1,244,000	WD	03-ARM'S LENGTH	\$1,244,000	\$469,800	37.77	\$954,057	\$528,575	\$238,632	4.56	4.56	\$115,915.57
ACREAGE TABLE														
	SALES	2025 VALUES	2026 VALUES	ROUNDED										
2-2.59	1	\$ 59,819	\$74,774	75000										
2.6-3.099	0	\$ 48,022	\$60,028	60000										
3.1-4.099	0	\$ 49,930	\$59,916	60000										
5.1-9.9999	1	\$ 54,732	\$60,205	60000										
10 - 40.099	2	\$ 25,640	\$28,204	28200										
40.1	0	\$ 21,800	\$23,980	24000										

Agricultural Land Analysis																			
Community	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	Other Parcels in Sale	Land Table	Class	
York Township	S-19-09-400-005	891 BERGER DR	02/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$167,500	25.77	\$334,211	\$475,107	\$159,318	20.57	20.57	\$23,097			101	
Northfield Township	B-02-28-400-005	5950 NOLLAR RD	03/02/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$64,500	29.32	\$146,772	\$220,000	\$146,772	27.10	27.10	\$8,118	101-AGRICULTURAL UNDER 40 ACRES		102	
Lodi Township	M-13-30-400-029	7821 WEBER RD	04/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$341,400	48.77	\$682,708	\$293,152	\$275,860	30.53	30.53	\$9,602	FARMS		101	
Northfield Township	B-02-09-400-005	8370 NOLLAR RD	04/14/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$83,600	26.97	\$186,276	\$310,000	\$186,276	40.00	40.00	\$7,750	102-AGRICULTURAL OVER 40 ACRES		102	
York Township	S-19-33-100-003	1140 DAY RD	04/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$235,300	67.23	\$470,316	\$257,066	\$377,382	61.00	61.00	\$4,214			001	
Northfield Township	B-02-02-300-003	3145 SEVEN MILE RD	06/13/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$381,100	42.34	\$908,837	\$152,655	\$161,492	20.18	20.18	\$7,565	41000 RESIDENTIAL		101	
Salem Township	A-01-02-300-010	9252 CURRIE RD	07/31/23	\$900,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$900,000	\$266,250	29.58	\$1,161,576	\$641,863	\$596,829	27.11	12.77	\$23,676	A-01-02-300-009	AGRICULTURAL	101	
Ypsilanti TWP	K-11-35-100-008	7300 BUNTON	11/13/23	\$1,020,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,020,000	\$222,600	21.82	\$273,409	\$1,020,000	\$273,409	57.00	20.00	\$17,895	K-11-35-100-009	AGR THROUGH OUT TWP - 100	402	
York Township	S-19-13-300-001	10495 STONY CREEK RD	12/29/23	\$3,704,626	WD	03-ARM'S LENGTH	\$3,704,626	\$552,000	14.90	\$765,726	\$3,704,626	\$765,726	157.18	157.18	\$23,569	S-19-13-200-015, S-19-14-100-016	1000 AG NORTH	302	
Lodi Township	M-13-18-300-001	DIUBLE RD	02/21/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$136,700	35.05	\$273,409	\$390,000	\$273,409	40.55	40.55	\$9,618	FARMS		102	
Northfield Township	B-02-36-200-016	EARHART RD	02/28/24	\$336,000	PTA	03-ARM'S LENGTH	\$336,000	\$69,200	20.60	\$155,309	\$336,000	\$155,309	24.21	24.21	\$13,879	101-AGRICULTURAL UNDER 40 ACRES		102	
Augusta Township	T-20-21-200-014	HITCHINGHAM	03/15/24	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$17,300	10.81	\$37,005	\$160,000	\$37,005	21.02	21.02	\$7,612	T-20-21-200-015	1000 AG LND TBL	102	
Northfield Township	B-02-33-400-020	1931 E JOY RD	06/12/24	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$178,800	34.38	\$381,152	\$283,091	\$144,243	10.00	10.00	\$28,309	101-AGRICULTURAL UNDER 40 ACRES		101	
Salem Township	A-01-36-100-010	5683 NAPIER RD	08/20/24	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$276,650	62.88	\$581,557	\$333,352	\$474,909	94.56	94.56	\$3,525	AGRICULTURAL		101	
Ann Arbor Township	I-09-03-100-003	PONTIAC TRL	08/22/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$228,200	48.04	\$395,077	\$429,538	\$349,615	83.62	83.62	\$5,137	FARM LAND PRE/CONSERVATION RIGH		101	
York Township	S-19-24-200-002	CARPENTER RD	08/28/24	\$1,519,200	WD	03-ARM'S LENGTH	\$1,519,200	\$186,400	12.27	\$372,864	\$1,519,200	\$372,864	60.50	60.50	\$25,111	S-19-24-300-014	1010 AG SOUTH	302	
York Township	S-19-24-300-014	CARPENTER RD	08/28/24	\$1,519,200	WD	03-ARM'S LENGTH	\$1,519,200	\$74,600	4.91	\$372,864	\$1,519,200	\$372,864	60.50	21.64	\$25,111	S-19-24-200-002	1010 AG SOUTH	302	
Augusta Township	T-20-22-300-021	8163 WILLOW RD	11/05/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$40,200	20.20	\$80,336	\$199,000	\$80,336	13.08	13.08	\$15,214	4120 RES CENTRAL TIER		102	
Northfield Township	B-02-16-100-012	SIX MILE RD	11/12/24	\$845,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$845,000	\$226,100	26.76	\$483,904	\$845,000	\$483,904	113.83	76.08	\$7,423	B-02-16-100-013	102-AGRICULTURAL OVER 40 ACRES	102	
Augusta Township	T-20-21-200-014	HITCHINGHAM	12/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,500	8.60	\$38,855	\$215,000	\$38,855	21.02	21.02	\$10,228	1000 AG LND TBL		102	
Augusta Township	T-20-21-200-015	HITCHINGHAM	12/23/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$18,500	8.60	\$38,855	\$215,000	\$38,855	21.02	18.70	\$10,228	1000 AG LND TBL		102	
Augusta Township	T-20-30-300-002	ARKONA RD	02/18/25	\$766,818	WD	03-ARM'S LENGTH	\$766,818	\$77,400	10.09	\$162,463	\$766,818	\$162,463	39.11	39.11	\$19,607	T-20-31-200-004	1000 AG LND TBL	102	
Augusta Township	T-20-31-200-004	ARKONA RD	02/18/25	\$766,818	WD	03-ARM'S LENGTH	\$766,818	\$18,400	2.40	\$162,463	\$766,818	\$162,463	39.11	17.87	\$19,607	T-20-30-300-002	4130 RES VAC SOUTH TIER LND TBL	102	
Totals:				\$17,121,662			\$17,121,662	\$3,881,200		\$8,465,944	\$15,052,486	\$6,090,158	1,082.80	931.29					
									Sale. Ratio =>	22.67									
									Std. Dev. =>	17.82									
											Average	Average							
											per FF=>	per Net Acre=>	13,901.45	Average					
													per SqFt=>						

ARBORS													
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-09-25-326-006	4452 HILLSIDE DR	11/15/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$158,300	46.83	\$339,629	\$113,151	\$114,780	\$101,400	
I-09-25-326-014	4467 HILLSIDE CT	02/28/25	\$384,500	WD	03-ARM'S LENGTH	\$384,500	\$170,400	44.32	\$366,215	\$133,065	\$114,780	\$115,350	
I-09-25-326-024	4386 HILLSIDE DR	11/15/23	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$181,400	42.19	\$405,536	\$139,244	\$114,780	\$129,000	
I-09-25-326-032	4332 HILLSIDE DR	07/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$170,100	42.53	\$378,609	\$136,171	\$114,780	\$120,000	
I-09-25-326-044	4335 PINE RIDGE CT	07/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$169,800	46.52	\$378,021	\$101,759	\$114,780	\$109,500	
I-09-25-326-045	4329 PINE RIDGE CT	11/22/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$187,600	43.63	\$404,948	\$139,832	\$114,780	\$129,000	
I-09-25-326-052	4368 PINE RIDGE CT	04/05/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$146,700	40.64	\$325,980	\$149,800	\$114,780	\$108,300	
I-09-25-326-056	4344 PINE RIDGE CT	01/28/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$177,200	42.19	\$408,242	\$126,538	\$114,780	\$126,000	
I-09-25-326-063	4308 PINE RIDGE CT	12/04/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$164,600	43.32	\$366,791	\$127,989	\$114,780	\$114,000	
I-09-25-326-066	4275 PINE RIDGE CT	01/30/25	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$187,600	47.98	\$404,948	\$100,832	\$114,780	\$117,300	
I-09-25-326-071	4406 HILLSIDE DR	06/13/24	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$158,300	45.50	\$339,629	\$123,051	\$114,780	\$104,370	
I-09-25-326-078	4474 HILLSIDE CT	05/25/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$187,800	43.67	\$416,576	\$128,204	\$114,780	\$129,000	
Totals:			\$4,677,400			\$4,677,400	\$2,059,800		\$4,535,124	\$1,519,636	\$1,377,360	\$116,935	
								Sale. Ratio =>	44.04				
								Std. Dev. =>	2.20	Average per FF=>			
OUTLIERS													
I-09-25-326-021	4433 HILLSIDE CT	05/22/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$190,200	71.77	\$407,699	(\$27,919)	\$114,780	\$79,500	

BARTON HILLS & HAWTHORNE 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	Net Acres	Total Acres	Dollars/Acre	
I-09-07-328-002	1745 WESTRIDGE RD	05/01/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$331,900	41.75	\$694,827	\$448,578	\$348,405	2.76	2.76	\$162,764	
I-09-07-335-002	1155 COUNTRY CLUB RD	05/28/24	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$356,700	31.71	\$910,080	\$503,151	\$288,231	2.28	2.28	\$220,680	
IB-09-08-325-006	484 BARTON NORTH DR	05/26/23	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$818,900	52.83	\$563,308	\$1,550,000	\$563,308	5.14	5.14	\$301,556	
IB-09-08-380-003	281 CORRIE RD	11/08/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$648,200	41.82	\$1,391,029	\$483,863	\$324,892	2.57	2.57	\$188,274	
IB-09-17-160-002	330 BARTON SHORE DR	07/12/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$631,400	31.57	\$1,880,141	\$442,222	\$322,363	2.55	2.55	\$173,420	
Totals:			\$7,020,000			\$7,020,000	\$2,787,100		\$5,439,385	\$3,427,814	\$1,847,199	15.30	15.30		
								Sale. Ratio =>	39.70			Average	Average	Average	
								Std. Dev. =>	8.82			per FF=>	per Net Acre=>	224,098.72	per SqFt=>
OUTLIER															
IB-09-17-140-009	100 UNDERDOWN RD	12/30/24	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$1,097,700	57.77	\$2,390,535	(\$214,946)	\$275,589	2.18	2.18	(\$98,599)	
IB-09-08-380-006	540 BARTON SHORE DR	05/31/24	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$696,700	31.67	\$1,520,015	\$946,799	\$266,814	1.05	1.05	\$901,713	
I-09-07-328-009	1771 WESTRIDGE RD	05/07/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$647,100	56.27	\$1,269,762	\$63,676	\$183,438	1.12	1.12	\$56,854	
		2025 VALUES	2026 VALUES												
0 - .599		\$417,465	\$530,180												
.6 - 1.099		\$254,109	\$322,718												
1.1 - 1.599		\$163,784	\$224,099												
1.6 - 2.099		\$146,200	\$185,674												
2.1 - 4.099		\$126,417	\$160,549												
4.1 - 1000		\$109,593	\$139,183												

BARTON PLATEAU																
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-09-18-232-005	2704 WAYSIDE DR	08/26/24	\$673,000	WD	03-ARM'S LENGTH	\$673,000	\$335,800	49.90	\$743,775	\$362,947	\$433,722	265.8	194.0	\$1,366	255.00	
I-09-18-262-002	2377 BLUEBERRY LN	07/28/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$355,000	38.17	\$952,378	\$333,123	\$355,501	217.8	263.0	\$1,529	164.41	
I-09-18-262-006	2558 N MAPLE RD	04/22/24	\$806,500	WD	03-ARM'S LENGTH	\$806,500	\$351,400	43.57	\$778,098	\$406,700	\$378,298	231.8	202.0	\$1,755	209.58	
I-09-18-295-004	2654 ENGLAVE DR	06/03/24	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$375,600	38.33	\$829,252	\$570,766	\$420,018	257.4	154.0	\$2,218	283.00	
I-09-18-296-004	2732 DANBURY LN	09/18/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$366,300	48.84	\$808,185	\$399,749	\$457,934	280.6	178.0	\$1,425	288.00	
I-09-18-296-010	2624 DANBURY LN	05/04/23	\$672,500	WD	03-ARM'S LENGTH	\$672,500	\$247,300	36.77	\$713,323	\$342,395	\$383,218	234.8	242.5	\$1,458	190.00	
I-09-18-297-003	2235 BLUEBERRY LN	07/12/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$348,800	44.72	\$776,796	\$359,371	\$356,167	218.2	270.4	\$1,647	162.00	
I-09-18-297-005	2301 BLUEBERRY LN	07/11/24	\$973,000	WD	03-ARM'S LENGTH	\$973,000	\$403,700	41.49	\$878,221	\$492,943	\$398,164	244.0	278.0	\$2,020	183.00	
Totals:			\$6,565,000			\$6,565,000	\$2,783,900		\$6,480,028	\$3,267,994	\$3,183,022	1,950.4				
								Sale. Ratio =>	42.41	Average						
								Std. Dev. =>	4.94	per FF=>			\$1,676			
OUTLIER																
I-09-18-261-003	2652 N MAPLE RD	03/12/25	\$476,500	WD	03-ARM'S LENGTH	\$476,500	\$324,300	68.06	\$715,229	\$117,039	\$355,768	218.0	230.0	\$537	178.97	

BECKWITH CONDOS															
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	
I-09-03-301-004	4491 FARM VIEW	07/25/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$29,900	9.97	\$59,819	\$300,000	\$59,819	1.00	1.00	\$300,000	
I-09-03-301-006	4495 FARM VIEW	11/26/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$27,400	9.13	\$59,819	\$300,000	\$59,819	1.00	1.00	\$300,000	
I-09-03-301-007	4497 FARM VIEW	07/18/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$29,900	9.97	\$59,819	\$300,000	\$59,819	1.00	1.00	\$300,000	
I-09-03-301-009	4494 FARM VIEW	01/03/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$27,400	9.13	\$59,819	\$300,000	\$59,819	1.00	1.00	\$300,000	
I-09-03-301-010	4490 FARM VIEW	01/17/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$27,400	9.13	\$59,819	\$300,000	\$59,819	1.00	1.00	\$300,000	
Totals:			\$1,500,000			\$1,500,000	\$142,000		\$299,095	\$1,500,000	\$299,095	5.00	5.00		
								Sale. Ratio =>	9.47			Average	Average	Average	
								Std. Dev. =>	0.46			per FF=>	per Net Acre=>	300,000.00	per SqFt=>
SITE VALUE SET TO \$300,000															

CORNWELL FARMS & BARTON 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	Dollars/FF	Actual Front
I-09-09-210-010	3722 CORNWELL COURT	02/21/25	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$118,700	68.41	\$236,785	\$173,500	\$236,785	115.0	204.2	\$1,509	115.00
I-09-09-210-012	3718 CORNWELL COURT	10/31/24	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$118,700	61.34	\$236,785	\$193,500	\$236,785	115.0	204.2	\$1,683	115.00
I-09-09-210-013	3716 CORNWELL COURT	05/26/23	\$990,000	WD	25-PARTIAL CONSTRUCTION	\$990,000	\$519,800	52.51	\$1,024,952	\$212,094	\$247,046	120.0	227.4	\$1,768	115.00
Totals:			\$1,357,000			\$1,357,000	\$757,200		\$1,498,522	\$579,094	\$720,616	350.0			
								Sale. Ratio =>	55.80	Average					
								Std. Dev. =>	7.97	per FF=>		\$1,655			
OUTLIERS															
I-09-09-210-009	3724 CORNWELL COURT	04/21/23	\$1,327,723	WD	24-PARTIAL ASSESSMENT	\$1,327,723	\$368,600	27.76	\$1,199,212	\$388,048	\$259,537	126.1	216.2	\$3,079	101.23
I-09-09-210-021	3700 CORNWELL COURT	09/29/23	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$428,200	43.69	\$1,157,230	\$257,219	\$434,449	211.0	177.6	\$1,219	211.00
I-09-09-210-016	3710 CORNWELL COURT	06/21/23	\$1,294,071	WD	24-PARTIAL ASSESSMENT	\$1,294,071	\$84,800	6.55	\$1,256,900	\$340,585	\$303,414	147.4	275.0	\$2,311	111.04

FARMLAND PRESERVATION														
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
C-03-36-400-038	2886 W JOY RD, WEBSTER TWP	09/12/25	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,700	57.70				29.60	29.60	\$3,378
I-09-03-100-003	PONTIAC TRL	08/22/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$228,200	48.04	\$395,077	\$429,538	\$349,615	83.62	83.62	\$5,137
Totals:			\$475,000			\$575,000	\$285,900					113.22	113.22	\$4,257
								Sale. Ratio =>	49.72					
*DUE TO SMALL SAMPLE CONSIDERED SALE FROM WEBSTER TWP														

FLEMING CREEK 1 & 2																
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-09-13-410-048	4834 HILLWAY CT	06/09/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$262,100	38.26	\$676,109	\$183,596	\$174,705	90.2	120.0	\$2,035	60.00	
I-09-13-415-098	4956 S RIDGESIDE CIR	12/01/23	\$680,000	PTA	03-ARM'S LENGTH	\$680,000	\$271,500	39.93	\$683,782	\$169,461	\$173,243	89.5	118.0	\$1,894	52.00	
I-09-13-415-099	4954 S RIDGESIDE CIR	05/30/23	\$613,000	WD	03-ARM'S LENGTH	\$613,000	\$255,800	41.73	\$645,769	\$137,497	\$170,266	87.9	115.0	\$1,563	52.00	
I-09-13-425-170	2806 CHASEWAY DR	11/30/23	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$238,600	37.28	\$604,028	\$207,740	\$171,768	88.7	116.0	\$2,341	52.00	
Totals:			\$2,618,000			\$2,618,000	\$1,028,000		\$2,609,688	\$698,294	\$689,982	356.4				
								Sale. Ratio =>	39.27	Average						
								Std. Dev. =>	1.95	per FF=>			\$1,959			
OUTLIERS																
I-09-13-415-120	4779 RIDGESIDE CT	08/15/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$258,900	49.31	\$687,308	\$39,698	\$202,006	104.3	140.0	\$380	39.00	
I-09-13-415-077	4998 S RIDGESIDE CIR	10/18/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$291,500	52.05	\$730,087	\$85,641	\$255,728	132.1	157.0	\$648	75.00	

LAUREL GARDENS													
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-09-24-426-025	1273 LAUREL VIEW DR	07/02/24	\$638,100	WD	03-ARM'S LENGTH	\$638,100	\$274,100	42.96	\$607,915	\$208,685	\$178,500	\$191,430	
I-09-24-426-035	4645 BAYBERRY CIR	11/02/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$268,800	41.67	\$630,411	\$193,089	\$178,500	\$193,500	
I-09-24-426-040	4672 BAYBERRY CIR	08/23/23	\$647,500	WD	03-ARM'S LENGTH	\$647,500	\$272,800	42.13	\$644,085	\$181,915	\$178,500	\$194,250	
I-09-24-426-071	1372 LAUREL VIEW DR	06/12/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$256,200	44.17	\$602,394	\$156,106	\$178,500	\$174,000	
I-09-24-426-081	4714 MULBERRY WOODS CIR	10/17/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$290,800	44.74	\$649,798	\$178,702	\$178,500	\$195,000	
I-09-24-426-094	4636 MULBERRY WOODS CIR	09/10/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$290,200	47.97	\$648,317	\$135,183	\$178,500	\$181,500	
Totals:			\$3,765,600			\$3,765,600	\$1,652,900		\$3,782,920	\$1,053,680	\$1,071,000	\$188,280	
								Sale. Ratio =>	43.89				Average
								Std. Dev. =>	2.29				per FF=>
OUTLIER													
I-09-24-426-023	1261 LAUREL VIEW DR	09/13/24	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$304,700	61.18	\$681,611	(\$5,111)	\$178,500	\$149,400	
I-09-24-426-007	1250 PEPPERIDGE WAY	09/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$226,700	41.22	\$535,516	\$192,984	\$178,500	\$165,000	

NORTHBROOKE N & S																
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-09-03-401-018	2325 WESTBROOKE COURT	07/19/24	\$1,720,000	WD	03-ARM'S LENGTH	\$1,720,000	\$519,300	30.19	\$1,279,912	\$741,582	\$301,494	62.5	240.9	\$11,873	10.97	
I-09-03-401-021	2349 WESTBROOKE COURT	06/20/25	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$752,300	56.78	\$1,510,029	\$443,092	\$628,121	130.1	223.4	\$3,405	130.00	
Totals:			\$3,045,000			\$3,045,000	\$1,271,600		\$2,789,941	\$1,184,674	\$929,615	192.6				
								Sale. Ratio =>	41.76				Average			
								Std. Dev. =>	18.80				per FF=>	\$6,151		
*DUE TO SMALL SAMPLE INCLUDED SALES UP TO 12/31/25																

PINEBROOK																
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-09-04-410-015	1789 CEDAR LN	04/14/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$342,700	50.77	\$659,477	\$228,174	\$212,651	250.2	228.0	\$912	153.32	
Totals:			\$675,000			\$675,000	\$342,700		\$659,477	\$228,174	\$212,651	250.2				
							Sale. Ratio =>	50.77				Average				
							Std. Dev. =>	#DIV/0!				per FF=>	\$912			

RADRICK MEADOWS & PINE HILL VILLAS

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-09-25-490-006	1389 TOWSLEY LN	11/04/24	\$2,650,000	WD	03-ARM'S LENGTH	\$2,650,000	\$1,479,700	55.84	\$2,700,246	\$283,770	\$334,016	204.7	257.0	\$1,386	157.00
Totals:			\$2,650,000			\$2,650,000	\$1,479,700		\$2,700,246	\$283,770	\$334,016	204.7			
								Sale. Ratio =>	55.84	Average					
								Std. Dev. =>	#DIV/0!	per FF=>		\$1,386			

SECTIONS 1-26, 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	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1	
I-09-08-200-015	3502 BARTON FARM DR	12/12/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$492,800	54.76	\$1,057,979	\$128,251	\$286,230	290.0	150.0	\$442	290.00	1222 FF	
I-09-09-100-031	1700 WARREN RD	06/09/23	\$375,300	WD	03-ARM'S LENGTH	\$375,300	\$117,400	31.28	\$305,764	\$159,353	\$89,817	91.0	467.0	\$1,751	91.00	1222 FF	
I-09-17-100-026	2900 SKYLINE WAY	08/01/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$131,600	54.83	\$271,201	\$240,000	\$271,201	256.3	226.0	\$936	228.00	1242 FF	
I-09-17-100-032	2877 SKYLINE WAY	03/07/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$97,900	31.08	\$201,725	\$315,000	\$201,725	190.7	255.0	\$1,652	169.00	1242 FF	
I-09-23-190-011	3965 MARBLEWOOD WAY	12/23/24	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$327,600	48.90	\$700,040	\$54,184	\$84,224	85.3	139.0	\$635	88.00	1222 FF	
I-09-26-430-005	260 SUMAC LN	07/14/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$296,200	39.49	\$649,413	\$340,428	\$239,841	243.0	201.0	\$1,401	243.00	1222 FF	
Totals:			\$3,250,300			\$3,250,300	\$1,463,500		\$3,186,122	\$1,237,216	\$1,173,038	1,156.3					
								Sale. Ratio =>	45.03								
								Std. Dev. =>	10.99								
												Average					
												per FF=>	\$1,070				
OUTLIER																	
I-09-18-180-004	1451 WARRINGTON CIR	05/15/24	\$1,010,000	WD	03-ARM'S LENGTH	\$1,010,000	\$232,700	23.04	\$511,289	\$624,060	\$125,349	127.0	254.0	\$4,914	58.00	1222 FF	
I-09-26-440-004	345 SUMAC LN	05/18/23	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$266,200	32.07	\$587,819	\$483,009	\$240,828	244.0	194.0	\$1,980	231.00	1222 FF	

SECTIONS 27, 30, 34-36 & HUNTINGTON 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/FF	Actual Front	Rate Group 1	
I-09-27-450-019	443 HUNTINGTON PL	04/12/23	\$1,255,000	WD	03-ARM'S LENGTH	\$1,255,000	\$494,400	39.39	\$1,297,654	\$265,477	\$308,131	140.1	223.0	\$1,895	100.00	HUNTINGTON WOOD	
I-09-27-475-004	436 HUNTINGTON PL	04/19/24	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$367,800	32.69	\$903,896	\$520,304	\$299,200	136.0	159.0	\$3,826	141.00	2200 FF	
I-09-27-475-024	3063 GEDDES AVE	01/22/25	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$689,000	45.18	\$1,698,843	\$233,333	\$407,176	185.1	226.7	\$1,261	185.08	2200 FF	
I-09-35-165-005	3510 WOODLAND RD	11/09/23	\$665,000	PTA	03-ARM'S LENGTH	\$665,000	\$318,800	47.94	\$715,322	\$119,078	\$169,400	77.0	333.9	\$1,546	77.00	2200 FF	
I-09-35-427-009	1300 CHALMERS DR	01/30/25	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$308,800	44.43	\$681,702	\$224,498	\$211,200	96.0	310.0	\$2,339	96.00	2200 FF	
I-09-36-270-005	4161 THORNOAKS DR	02/23/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$261,800	40.91	\$603,355	\$190,645	\$154,000	70.0	206.0	\$2,724	70.00	2200 FF	
I-09-36-272-001	4194 THORNOAKS DR	10/01/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$284,500	41.53	\$602,643	\$392,557	\$310,200	141.0	155.0	\$2,784	141.00	2200 FF	
I-09-36-272-013	4063 E HURON RIVER DR	06/07/24	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$243,300	39.43	\$524,588	\$411,412	\$319,000	145.0	178.5	\$2,837	145.00	2200 FF	
I-09-36-272-014	4081 E HURON RIVER SERVICE DR	12/21/23	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$309,000	52.82	\$646,448	\$213,552	\$275,000	125.0	183.9	\$1,708	125.00	2200 FF	
I-09-36-280-004	4391 DECO CT	06/26/24	\$521,000	WD	03-ARM'S LENGTH	\$521,000	\$195,300	37.49	\$421,520	\$282,190	\$182,710	83.1	178.0	\$3,398	83.05	2200 FF	
I-09-36-310-002	4064 E HURON RIVER SERVICE DR	03/14/25	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$312,900	49.43	\$689,231	\$45,109	\$101,340	90.0	325.1	\$501	90.00	SEC 36 BCK FRWY	
Totals:			\$8,946,000			\$8,946,000	\$3,785,600		\$8,785,202	\$2,898,155	\$2,737,357	1,288.2					
								Sale. Ratio =>	42.32								
								Std. Dev. =>	5.81								
									Average								
									per FF=>								
									\$2,250								
OUTLIERS																	
I-09-27-450-026	364 AU SABLE PL	03/28/25	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$314,600	18.51	\$832,373	\$1,108,542	\$240,915	109.5	210.0	\$10,123	22.00	HUNTINGTON WOOD	
I-09-27-290-006	2416 FULLER CT	07/03/24	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$263,100	18.79	\$749,000	\$871,000	\$220,000	100.0	396.0	\$8,710	100.00	2200 FF	
I-09-27-373-011	480 HUNTINGTON DR	10/20/23	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$308,000	16.21	\$1,097,333	\$1,170,419	\$367,752	167.2	138.5	\$7,002	168.00	HUNTINGTON WOOD	

THE 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	Land 30% *Sale	
I-09-13-335-005	4152 HIGH RIDGE	01/16/24	\$1,135,374	PTA	03-ARM'S LENGTH	\$1,135,374	\$564,500	49.72	\$1,196,408	\$258,016	\$319,050	\$340,612	
Totals:			\$1,135,374			\$1,135,374	\$564,500		\$1,196,408	\$258,016	\$319,050		
							Sale. Ratio =>	49.72					Average
							Std. Dev. =>	#DIV/0!					per FF=>

TRILLIUM WOODS		SEE BARTON PLATEAU FOR ANALYSIS USED														
OUTLIER																
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-09-13-330-002	2193 TRILLIUM WOODS DR	12/03/24	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$358,800	36.99	\$802,309	\$309,853	\$142,162	87.1	124.0	\$3,557	74.50	
Totals:			\$970,000			\$970,000	\$358,800		\$802,309	\$309,853	\$142,162	87.1				
							Sale. Ratio =>	36.99				Average				
							Std. Dev. =>	#DIV/0!				per FF=>	\$3,557			