19 NE

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-19-126-024	14730 BORGMAN	06/27/23	$283,000	PTA	03-ARM'S LENGTH	$283,000	$123,200	43.53	$307,025	$23,755	$47,780	53.4	115.0	0.15	0.15	$445	$158,367	$3.64	57.00	19 NE	58717/426		19 NORTHEAST LAND T	401
52-25-19-126-025	14860 BORGMAN	03/27/25	$309,000	WD	03-ARM'S LENGTH	$309,000	$114,900	37.18	$282,960	$71,730	$45,690	51.0	111.0	0.14	0.14	$1,405	$519,783	$11.93	54.00	19 NE	60089/855		19 NORTHEAST LAND T	401
52-25-19-180-003	14791 TALBOT	04/10/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$113,900	40.68	$289,276	$36,054	$45,330	50.6	118.0	0.14	0.14	$712	$267,067	$6.13	50.00	19 NE	58835/382		19 NORTHEAST LAND T	401
52-25-19-204-003	14271 KINGSTON	09/29/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$90,800	45.40	$232,676	$14,462	$47,138	52.7	116.0	0.15	0.15	$275	$99,055	$2.27	55.00	19 NE	58928/489		19 NORTHEAST LAND T	401
52-25-19-205-014	14490 BORGMAN	09/15/23	$185,000	PTA	03-ARM'S LENGTH	$185,000	$76,500	41.35	$202,764	$19,832	$37,596	42.0	116.0	0.11	0.11	$472	$185,346	$4.25	40.00	19 NE	58891/840		19 NORTHEAST LAND T	401
52-25-19-206-005	14261 LABELLE	01/06/25	$270,000	WD	03-ARM'S LENGTH	$270,000	$116,300	43.07	$283,633	$31,311	$44,944	50.2	116.0	0.13	0.13	$624	$235,421	$5.40	50.00	19 NE	59926/771		19 NORTHEAST LAND T	401
52-25-19-207-005	14491 BORGMAN	07/27/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$131,000	46.79	$307,682	$17,262	$44,944	50.2	116.0	0.13	0.13	$344	$129,789	$2.98	50.00	19 NE	58806/705		19 NORTHEAST LAND T	401
52-25-19-207-012	14421 BORGMAN	08/30/24	$222,000	PTA	03-ARM'S LENGTH	$222,000	$97,800	44.05	$233,621	$33,323	$44,944	50.2	116.0	0.13	0.13	$664	$250,549	$5.75	50.00	19 NE	59627/821		19 NORTHEAST LAND T	401
52-25-19-226-008	14040 KINGSTON	11/22/24	$275,000	WD	03-ARM'S LENGTH	$275,000	$104,800	38.11	$228,680	$84,676	$38,356	42.9	100.0	0.10	0.10	$1,976	$822,097	$18.87	45.00	19 NE	59863/323		19 NORTHEAST LAND T	401
52-25-19-228-014	14000 LABELLE	05/02/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$95,200	39.67	$203,925	$79,686	$43,611	48.7	121.0	0.13	0.13	$1,635	$612,969	$14.07	46.90	19 NE	59353/805		19 NORTHEAST LAND T	401
52-25-19-229-006	13711 KINGSTON	08/22/23	$282,500	PTA	03-ARM'S LENGTH	$282,500	$90,100	31.89	$235,544	$90,269	$43,313	48.4	121.0	0.13	0.13	$1,865	$699,760	$16.06	46.50	19 NE	58844/88		19 NORTHEAST LAND T	401
52-25-19-231-020	13720 BORGMAN	01/16/24	$280,000	WD	03-ARM'S LENGTH	$280,000	$104,800	37.43	$254,373	$64,025	$38,398	42.9	121.0	0.11	0.11	$1,492	$576,802	$13.24	40.00	19 NE	59122/889		19 NORTHEAST LAND T	401
52-25-19-232-014	14000 TALBOT	08/12/23	$233,000	WD	03-ARM'S LENGTH	$233,000	$89,400	38.37	$207,548	$67,934	$42,482	47.5	116.0	0.12	0.12	$1,431	$547,855	$12.58	46.60	19 NE	58812/701		19 NORTHEAST LAND T	401
52-25-19-233-025	13670 TALBOT	11/05/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$104,000	41.60	$228,282	$59,314	$37,596	42.0	116.0	0.11	0.11	$1,412	$554,336	$12.73	40.00	19 NE	59813/176		19 NORTHEAST LAND T	401
52-25-19-233-026	13660 TALBOT	02/07/25	$232,000	WD	03-ARM'S LENGTH	$232,000	$95,800	41.29	$210,602	$58,994	$37,596	42.0	116.0	0.11	0.11	$1,404	$551,346	$12.66	40.00	19 NE	59995/326		19 NORTHEAST LAND T	401
52-25-19-233-033	26421 COOLIDGE	11/30/23	$310,000	PTA	03-ARM'S LENGTH	$310,000	$108,000	34.84	$291,065	$64,838	$45,903	51.3	110.0	0.14	0.14	$1,264	$466,460	$10.71	55.00	1DFUL	59045/450		19 NORTHEAST LAND T	401
52-25-19-252-019	14270 HART	11/12/24	$322,500	WD	03-ARM'S LENGTH	$322,500	$124,200	38.51	$307,235	$58,632	$43,367	48.5	108.0	0.12	0.12	$1,210	$472,839	$10.85	50.00	19 NE	59812/209		19 NORTHEAST LAND T	401
52-25-19-252-028	14300 HART	07/30/24	$315,000	PTA	03-ARM'S LENGTH	$315,000	$159,900	50.76	$345,709	$16,797	$47,506	53.1	108.0	0.15	0.15	$316	$112,732	$2.59	60.00	19 NE	59585/85		19 NORTHEAST LAND T	401
52-25-19-255-004	14271 ELGIN	03/25/24	$305,000	PTA	03-ARM'S LENGTH	$305,000	$115,400	37.84	$298,433	$52,401	$45,834	51.2	116.0	0.14	0.14	$1,023	$379,717	$8.72	52.00	19 NE	59257/801		19 NORTHEAST LAND T	401
52-25-19-255-027	14231 ELGIN	12/31/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$129,000	43.00	$314,841	$31,563	$46,404	51.8	116.0	0.14	0.14	$609	$222,275	$5.10	53.30	19 W	59922/234		19 NORTHEAST LAND T	401
52-25-19-256-005	14471 MANHATTAN	01/28/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$128,700	46.80	$307,491	$14,721	$47,212	52.8	128.0	0.15	0.15	$279	$100,143	$2.30	50.00	19 NE	59966/591		19 NORTHEAST LAND T	401
52-25-19-257-011	14310 LINCOLN	03/22/24	$269,000	WD	03-ARM'S LENGTH	$269,000	$98,600	36.65	$257,954	$58,552	$47,506	53.1	108.0	0.15	0.15	$1,103	$392,966	$9.02	60.00	19 NE	59258/863		19 NORTHEAST LAND T	401
52-25-19-257-014	14270 LINCOLN	01/13/25	$240,000	WD	03-ARM'S LENGTH	$240,000	$99,200	41.33	$245,701	$37,666	$43,367	48.5	108.0	0.12	0.12	$777	$303,758	$6.97	50.00	19 NE	59987/271		19 NORTHEAST LAND T	401
52-25-19-257-021	14200 LINCOLN	08/02/24	$310,000	WD	03-ARM'S LENGTH	$310,000	$113,600	36.65	$271,197	$95,013	$56,210	62.8	108.0	0.21	0.21	$1,513	$456,793	$10.49	84.00	19 NE	59557/555		19 NORTHEAST LAND T	401
52-25-19-276-009	14070 HART	03/24/25	$294,000	WD	03-ARM'S LENGTH	$294,000	$115,500	39.29	$282,972	$63,514	$52,486	58.6	113.0	0.18	0.18	$1,083	$348,978	$8.01	70.00	19 NE	60136/446		19 NORTHEAST LAND T	401
52-25-19-276-012	14040 HART	12/27/24	$239,887	WD	03-ARM'S LENGTH	$239,887	$97,200	40.52	$235,738	$41,256	$37,107	41.5	113.0	0.10	0.10	$995	$396,692	$9.11	40.00	19 NE	59926/151		19 NORTHEAST LAND T	401
52-25-19-279-007	13701 HART	10/08/24	$271,000	PTA	03-ARM'S LENGTH	$271,000	$91,300	33.69	$217,028	$91,568	$37,596	42.0	116.0	0.11	0.11	$2,180	$855,776	$19.65	40.00	19 NE	59719/850		19 NORTHEAST LAND T	401
52-25-19-279-009	13681 HART	08/11/23	$242,000	WD	03-ARM'S LENGTH	$242,000	$85,900	35.50	$231,906	$47,690	$37,596	42.0	116.0	0.11	0.11	$1,135	$445,701	$10.23	40.00	19 NE	58808/246		19 NORTHEAST LAND T	401
52-25-19-279-025	13660 NADINE	04/03/23	$347,000	PTA	03-ARM'S LENGTH	$347,000	$125,200	36.08	$358,756	$44,849	$56,605	63.2	115.0	0.21	0.21	$709	$212,555	$4.88	80.00	19 NE	58524/244		19 NORTHEAST LAND T	401
52-25-19-281-007	13691 NADINE	06/28/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$98,800	38.00	$232,686	$70,626	$43,312	48.4	115.0	0.13	0.13	$1,459	$556,110	$12.77	48.00	19 NE	59469/855		19 NORTHEAST LAND T	401
52-25-19-282-012	14050 MANHATTAN	04/27/23	$286,900	WD	03-ARM'S LENGTH	$286,900	$96,300	33.57	$255,708	$75,942	$44,750	50.0	115.0	0.13	0.13	$1,519	$575,318	$13.21	50.00	19 NE	58582/764		19 NORTHEAST LAND T	401
52-25-19-283-020	13700 MANHATTAN	08/16/24	$299,999	PTA	03-ARM'S LENGTH	$299,999	$117,400	39.13	$274,894	$74,126	$49,021	54.8	115.0	0.16	0.16	$1,353	$469,152	$10.77	60.00	19 NE	59602/396		19 NORTHEAST LAND T	401
52-25-19-283-026	13640 MANHATTAN	11/26/24	$290,000	WD	03-ARM'S LENGTH	$290,000	$120,600	41.59	$292,059	$46,962	$49,021	54.8	115.0	0.16	0.16	$857	$297,228	$6.82	60.00	19 NE	59838/646		19 NORTHEAST LAND T	401
52-25-19-284-005	14031 MANHATTAN	08/11/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$85,800	31.20	$230,357	$88,097	$43,454	48.6	112.0	0.13	0.13	$1,814	$699,183	$16.05	49.00	19 NE	58832/814		19 NORTHEAST LAND T	401
52-25-19-284-013	14000 LINCOLN	08/29/23	$262,500	PTA	03-ARM'S LENGTH	$262,500	$111,300	42.40	$290,422	$17,607	$45,529	50.9	96.0	0.14	0.14	$346	$128,518	$2.95	62.00	19 NE	58882/347		19 NORTHEAST LAND T	401
52-25-19-285-006	13681 MANHATTAN	10/11/23	$239,900	PTA	03-ARM'S LENGTH	$239,900	$104,200	43.43	$274,400	$13,878	$48,378	54.1	112.0	0.15	0.15	$257	$90,117	$2.07	60.00	19 NE	58950/459		19 NORTHEAST LAND T	401
52-25-19-285-010	13641 MANHATTAN	06/13/23	$285,000	WD	03-ARM'S LENGTH	$285,000	$103,400	36.28	$278,959	$54,419	$48,378	54.1	112.0	0.15	0.15	$1,007	$353,370	$8.11	60.00	19 NE	58681/265		19 NORTHEAST LAND T	401
52-25-19-285-020	13660 LINCOLN	11/21/23	$305,800	PTA	03-ARM'S LENGTH	$305,800	$104,000	34.01	$278,423	$72,166	$44,789	50.0	96.0	0.13	0.13	$1,442	$546,712	$12.55	60.00	19 NE	59043/127		19 NORTHEAST LAND T	401
	Totals:		**$10,366,986**			**$10,366,986**	**$4,082,000**		**$10,082,525**	**$1,985,510**	**$1,701,049**	**1,900.6**			**5.20**	**5.20**								
							Sale. Ratio =>	**39.37**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**4.34**			**per FF=>**	**$1,045**		**per Net Acre=>**	**382,196.34**		**per SqFt=>**	**$8.77**					

19 SE

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-19-404-023	14050 SHERWOOD	09/13/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$110,400	42.46	$269,008	$41,692	$50,700	60.0	135.0	0.19	0.19	$695	$224,151	$5.15	60.00	19 SE	59660/565		19 SOUTHEAST LAND T	401
52-25-19-407-019	14080 LUDLOW	10/16/24	$300,000	WD	03-ARM'S LENGTH	$300,000	$120,900	40.30	$278,278	$72,422	$50,700	60.0	135.0	0.19	0.19	$1,207	$389,366	$8.94	60.00	19 W	59745/216		19 SOUTHEAST LAND T	401
52-25-19-408-028	14037 LUDLOW	05/04/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$90,800	42.23	$207,298	$46,179	$38,477	45.5	135.0	0.13	0.13	$1,014	$349,841	$8.03	42.50	19 SE	58592/231		19 SOUTHEAST LAND T	401
52-25-19-426-001	13741 LINCOLN	12/08/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$99,400	33.69	$278,768	$53,837	$37,605	44.5	110.0	0.12	0.12	$1,210	$452,412	$10.39	46.94	19 SE	59060/716		19 SOUTHEAST LAND T	401
52-25-19-426-021	13684 VERNON	11/27/24	$251,000	PTA	03-ARM'S LENGTH	$251,000	$83,700	33.35	$189,913	$98,944	$37,857	44.8	144.0	0.13	0.13	$2,208	$749,576	$17.21	40.00	19 SE	59861/24		19 SOUTHEAST LAND T	401
52-25-19-428-029	13641 SHERWOOD	05/23/24	$365,000	PTA	03-ARM'S LENGTH	$365,000	$139,500	38.22	$350,866	$63,886	$49,752	58.9	130.0	0.18	0.18	$1,085	$356,905	$8.19	60.00	19 SE	59387/383		19 SOUTHEAST LAND T	401
52-25-19-429-007	13681 LUDLOW	06/16/23	$206,000	PTA	03-ARM'S LENGTH	$206,000	$102,500	49.76	$237,176	$19,524	$50,700	60.0	135.0	0.19	0.19	$325	$104,968	$2.41	60.00	19 SE	58821/232		19 SOUTHEAST LAND T	401
52-25-19-477-008	13641 WINCHESTER	06/16/23	$289,000	PTA	03-ARM'S LENGTH	$289,000	$117,600	40.69	$299,834	$42,905	$53,739	63.6	130.0	0.21	0.21	$675	$205,287	$4.71	70.00	19 SE	58686/252		19 SOUTHEAST LAND T	401
	Totals:		**$2,181,000**			**$2,181,000**	**$864,800**		**$2,111,141**	**$439,389**	**$369,530**	**437.3**			**1.33**	**1.33**								
							Sale. Ratio =>	**39.65**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**5.26**			**per FF=>**	**$1,005**		**per Net Acre=>**	**330,616.25**		**per SqFt=>**	**$7.59**					

19 W

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-19-151-004	26220 HARDING	07/10/24	$330,000	PTA	03-ARM'S LENGTH	$330,000	$129,600	39.27	$301,927	$84,509	$56,436	59.4	140.0	0.18	0.18	$1,423	$477,452	$10.96	55.00	19 W	59493/279		19 WEST LAND TABLE	401
52-25-19-151-018	26241 RAINE	11/30/23	$320,000	PTA	03-ARM'S LENGTH	$320,000	$121,900	38.09	$302,315	$74,121	$56,436	59.4	140.0	0.18	0.18	$1,248	$418,763	$9.61	55.00	19 W	59043/387		19 WEST LAND TABLE	401
52-25-19-151-021	26201 RAINE	09/05/24	$312,000	WD	03-ARM'S LENGTH	$312,000	$130,000	41.67	$321,283	$47,153	$56,436	59.4	140.0	0.18	0.18	$794	$266,401	$6.12	55.00	19 W	59629/167		19 WEST LAND TABLE	401
52-25-19-151-033	26121 RAINE	08/31/23	$400,000	PTA	03-ARM'S LENGTH	$400,000	$177,700	44.43	$409,506	$46,930	$56,436	59.4	140.0	0.18	0.18	$790	$265,141	$6.09	55.00	19 W	58860/477		19 WEST LAND TABLE	401
52-25-19-178-003	26080 STRATFORD	08/08/23	$266,500	PTA	03-ARM'S LENGTH	$266,500	$121,700	45.67	$256,758	$58,156	$48,414	51.0	120.0	0.14	0.14	$1,141	$421,420	$9.67	50.00	19 W	58836/261		19 WEST LAND TABLE	401
52-25-19-179-024	26011 MARLOWE	07/03/23	$381,000	PTA	03-ARM'S LENGTH	$381,000	$142,200	37.32	$369,068	$61,958	$50,026	52.7	110.0	0.14	0.14	$1,177	$445,741	$10.23	55.00	19 W	58725/696		19 WEST LAND TABLE	401
52-25-19-180-042	26030 MARLOWE	02/21/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,500	44.17	$296,867	$51,547	$48,414	51.0	120.0	0.14	0.14	$1,011	$373,529	$8.58	50.00	19 W	60027/181		19 WEST LAND TABLE	401
52-25-19-401-004	14541 LINCOLN	10/27/23	$267,000	PTA	03-ARM'S LENGTH	$267,000	$108,400	40.60	$294,126	$21,317	$48,443	51.0	119.0	0.14	0.14	$418	$155,599	$3.57	50.30	19 W	58994/645		19 WEST LAND TABLE	401
52-25-19-401-016	14401 LINCOLN	06/30/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$120,900	38.38	$316,695	$50,221	$51,916	54.6	122.0	0.15	0.15	$919	$332,589	$7.64	54.00	19 W	58715/155		19 WEST LAND TABLE	401
52-25-19-401-037	25541 COLLEEN	07/31/24	$315,000	WD	03-ARM'S LENGTH	$315,000	$125,500	39.84	$312,037	$53,687	$50,724	53.4	120.0	0.15	0.15	$1,005	$367,719	$8.44	53.00	19 W	59555/802		19 WEST LAND TABLE	401
52-25-19-402-008	14201 LINCOLN	07/06/23	$225,000	PTA	03-ARM'S LENGTH	$225,000	$93,300	41.47	$237,561	$37,465	$50,026	52.7	110.0	0.14	0.14	$711	$269,532	$6.19	55.00	19 W	58728/650		19 WEST LAND TABLE	401
52-25-19-403-023	14510 SHERWOOD	12/23/24	$410,000	WD	03-ARM'S LENGTH	$410,000	$155,400	37.90	$381,958	$80,292	$52,250	55.0	100.0	0.15	0.15	$1,460	$528,237	$12.13	66.00	19 W	59907/26		19 WEST LAND TABLE	401
52-25-19-404-005	14221 VERNON	12/09/24	$390,000	PTA	03-ARM'S LENGTH	$390,000	$150,900	38.69	$372,577	$77,319	$59,896	63.0	147.0	0.20	0.20	$1,226	$388,538	$8.92	59.00	19 W	59872/800		19 WEST LAND TABLE	401
52-25-19-406-008	25430 KAREN	03/18/24	$364,000	WD	03-ARM'S LENGTH	$364,000	$138,800	38.13	$354,005	$64,871	$54,876	57.8	91.0	0.17	0.17	$1,123	$388,449	$8.92	80.00	19 W	59236/484		19 WEST LAND TABLE	401
	Totals:		**$4,595,500**			**$4,595,500**	**$1,848,800**		**$4,526,683**	**$809,546**	**$740,729**	**779.7**			**2.21**	**2.21**								
							Sale. Ratio =>	**40.23**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**2.71**			**per FF=>**	**$1,038**		**per Net Acre=>**	**365,648.60**		**per SqFt=>**	**$8.39**					

28

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-28-102-018	8853 WOODSIDE PARK	04/14/23	$261,000	WD	03-ARM'S LENGTH	$261,000	$107,700	41.26	$277,450	$25,010	$41,460	49.1	130.0	0.15	0.15	$510	$167,852	$3.85	50.00	28	58550/591		28 - LAND TABLE FD	401
52-25-28-103-013	24658 ROANOKE	06/17/24	$224,900	PTA	03-ARM'S LENGTH	$224,900	$104,300	46.38	$238,581	$24,134	$37,815	44.8	128.0	0.13	0.13	$539	$182,833	$4.20	45.00	28	59440/395		28 - LAND TABLE FD	401
52-25-28-103-020	24488 ROANOKE	06/02/23	$265,000	PTA	03-ARM'S LENGTH	$265,000	$102,000	38.49	$253,535	$49,280	$37,815	44.8	128.0	0.13	0.13	$1,101	$373,333	$8.57	45.00	28	58657/314		28 - LAND TABLE FD	401
52-25-28-126-021	24801 SHERMAN	03/11/24	$256,499	PTA	03-ARM'S LENGTH	$256,499	$86,900	33.88	$226,946	$69,387	$39,834	47.1	120.0	0.14	0.14	$1,472	$502,804	$11.54	50.00	28	59276/818		28 - LAND TABLE FD	401
52-25-28-128-008	8441 KENBERTON	04/11/24	$485,000	WD	03-ARM'S LENGTH	$485,000	$221,900	45.75	$472,905	$59,363	$47,268	55.9	200.0	0.21	0.21	$1,061	$286,778	$6.58	45.00	28/29	59290/529		28 - LAND TABLE FD	401
52-25-28-151-010	8823 KENBERTON	03/19/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$102,000	39.23	$255,610	$44,673	$40,283	47.7	118.0	0.14	0.14	$937	$316,830	$7.27	52.00	28	59240/304		28 - LAND TABLE FD	401
52-25-28-151-023	8799 KENBERTON	06/12/23	$278,000	PTA	03-ARM'S LENGTH	$278,000	$112,200	40.36	$286,364	$44,451	$52,815	62.5	180.0	0.24	0.24	$711	$183,682	$4.22	58.60	28	58678/584		28 - LAND TABLE FD	401
52-25-28-151-025	24627 ROANOKE	01/05/24	$232,000	WD	03-ARM'S LENGTH	$232,000	$102,500	44.18	$254,438	$17,396	$39,834	47.1	120.0	0.14	0.14	$369	$126,058	$2.89	50.00	28	59105/361		28 - LAND TABLE FD	401
52-25-28-151-032	24453 ROANOKE	07/12/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$105,700	42.28	$254,801	$37,292	$42,093	49.8	134.0	0.15	0.15	$749	$242,156	$5.56	50.00	28	59516/321		28 - LAND TABLE FD	401
52-25-28-151-043	24251 ROANOKE	02/05/25	$212,000	WD	03-ARM'S LENGTH	$212,000	$100,800	47.55	$235,811	$19,435	$43,246	51.2	136.0	0.16	0.16	$380	$119,969	$2.75	52.00	28	60099/355		28 - LAND TABLE FD	401
52-25-28-152-024	24081 NORWOOD	04/24/24	$232,000	WD	03-ARM'S LENGTH	$232,000	$92,000	39.66	$222,407	$49,408	$39,815	47.1	118.0	0.14	0.14	$1,049	$358,029	$8.22	50.80	28	59318/306		28 - LAND TABLE FD	401
52-25-28-153-019	24080 NORWOOD	08/07/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$91,800	35.31	$229,805	$72,445	$42,250	50.0	135.0	0.16	0.16	$1,449	$467,387	$10.73	50.00	28	58802/29		28 - LAND TABLE FD	401
52-25-28-154-003	24070 MEADOWLARK	05/01/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$110,100	42.35	$285,803	$19,268	$45,071	53.3	135.0	0.18	0.18	$361	$109,477	$2.51	56.90	28	58591/823		28 - LAND TABLE FD	401
52-25-28-154-025	24041 ROANOKE	10/13/23	$280,000	PTA	03-ARM'S LENGTH	$280,000	$101,900	36.39	$266,580	$55,670	$42,250	50.0	135.0	0.16	0.16	$1,113	$359,161	$8.25	50.00	28	58955/72		28 - LAND TABLE FD	401
52-25-28-176-006	8521 COLGATE	07/24/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$81,800	36.36	$196,587	$67,577	$39,164	46.3	116.0	0.13	0.13	$1,458	$508,098	$11.66	50.00	28	59541/241		28 - LAND TABLE FD	401
52-25-28-176-008	8501 COLGATE	11/15/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$79,600	38.83	$185,299	$58,865	$39,164	46.3	116.0	0.13	0.13	$1,270	$442,594	$10.16	50.00	28	59832/644		28 - LAND TABLE FD	401
52-25-28-176-014	8441 COLGATE	12/12/23	$286,000	PTA	03-ARM'S LENGTH	$286,000	$96,900	33.88	$244,940	$80,224	$39,164	46.3	116.0	0.13	0.13	$1,731	$603,188	$13.85	50.00	28	59071/164		28 - LAND TABLE FD	401
52-25-28-176-020	8480 YALE	08/25/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$69,000	34.50	$193,521	$45,643	$39,164	46.3	116.0	0.13	0.13	$985	$343,180	$7.88	50.00	28	58865/199		28 - LAND TABLE FD	401
52-25-28-177-002	24232 ROANOKE	05/31/23	$244,000	PTA	03-ARM'S LENGTH	$244,000	$83,800	34.34	$230,839	$58,102	$44,941	53.2	131.0	0.18	0.18	$1,092	$332,011	$7.62	58.30	28	58661/110		28 - LAND TABLE FD	401
52-25-28-177-005	8501 YALE	06/01/23	$286,000	PTA	03-ARM'S LENGTH	$286,000	$95,200	33.29	$246,642	$78,522	$39,164	46.3	116.0	0.13	0.13	$1,694	$590,391	$13.55	50.00	28	58649/760		28 - LAND TABLE FD	401
52-25-28-177-010	8449 YALE	10/25/24	$202,000	PTA	03-ARM'S LENGTH	$202,000	$92,600	45.84	$212,708	$28,456	$39,164	46.3	116.0	0.13	0.13	$614	$213,955	$4.91	50.00	28	59789/275		28 - LAND TABLE FD	401
52-25-28-178-004	8501 NORTHFIELD	09/27/24	$260,000	WD	03-ARM'S LENGTH	$260,000	$106,300	40.88	$250,394	$50,702	$41,096	48.6	88.7	0.15	0.15	$1,043	$344,912	$7.92	72.00	28	59687/76		28 - LAND TABLE FD	401
52-25-28-178-009	8411 NORTHFIELD	10/15/24	$286,000	PTA	03-ARM'S LENGTH	$286,000	$125,500	43.88	$295,594	$31,525	$41,119	48.7	88.8	0.15	0.15	$648	$214,456	$4.92	72.00	28	59759/885		28 - LAND TABLE FD	401
52-25-28-178-018	8468 ROSELAND	05/12/23	$250,000	PTA	03-ARM'S LENGTH	$250,000	$106,400	42.56	$259,426	$26,937	$36,363	43.0	100.0	0.12	0.12	$626	$234,235	$5.38	50.00	28/29	58614/869		28 - LAND TABLE FD	401
52-25-28-179-013	24051 SHERMAN	05/21/24	$234,000	WD	03-ARM'S LENGTH	$234,000	$112,500	48.08	$265,400	$15,591	$46,991	55.6	167.0	0.19	0.19	$280	$81,203	$1.86	50.00	28	59378/671		28 - LAND TABLE FD	401
52-25-28-180-017	24610 SHERMAN	02/11/25	$273,000	WD	03-ARM'S LENGTH	$273,000	$119,400	43.74	$272,426	$39,552	$38,978	46.1	136.0	0.14	0.14	$857	$282,514	$6.49	45.00	28	59997/444		28 - LAND TABLE FD	401
52-25-28-301-012	8940 OAK PARK	06/03/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$104,800	44.60	$245,570	$35,449	$46,019	54.5	140.0	0.18	0.18	$651	$192,658	$4.42	57.20	28	59518/807		28 - LAND TABLE FD	401
52-25-28-302-003	23870 NORWOOD	10/17/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$107,100	44.63	$252,262	$30,825	$43,087	51.0	135.0	0.16	0.16	$605	$191,460	$4.40	52.00	28	59759/570		28 - LAND TABLE FD	401
52-25-28-303-006	23877 ROANOKE	06/18/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$93,700	39.87	$212,003	$72,086	$49,089	58.1	136.0	0.21	0.21	$1,241	$344,909	$7.92	67.00	28	59446/392		28 - LAND TABLE FD	401
52-25-28-304-012	8520 OAK PARK	01/08/25	$265,000	WD	03-ARM'S LENGTH	$265,000	$105,100	39.66	$241,321	$77,668	$53,989	63.9	132.0	0.25	0.25	$1,216	$306,988	$7.05	83.50	28	59931/49		28 - LAND TABLE FD	401
52-25-28-305-012	23520 ROSEWOOD	11/27/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$103,600	36.35	$252,917	$74,333	$42,250	50.0	135.0	0.16	0.16	$1,487	$479,568	$11.01	50.00	28	59855/80		28 - LAND TABLE FD	401
52-25-28-305-017	23460 ROSEWOOD	12/23/24	$206,000	PTA	03-ARM'S LENGTH	$206,000	$94,600	45.92	$214,172	$39,140	$47,312	56.0	135.0	0.19	0.19	$699	$201,753	$4.63	62.70	28	59924/213		28 - LAND TABLE FD	401
52-25-28-305-031	23491 NORWOOD	05/20/24	$245,000	PTA	03-ARM'S LENGTH	$245,000	$109,100	44.53	$249,113	$38,137	$42,250	50.0	135.0	0.16	0.16	$763	$246,045	$5.65	50.00	28	59387/488		28 - LAND TABLE FD	401
52-25-28-305-040	23530 ROSEWOOD	07/26/24	$270,000	PTA	03-ARM'S LENGTH	$270,000	$95,300	35.30	$228,407	$83,843	$42,250	50.0	135.0	0.16	0.16	$1,677	$540,923	$12.42	50.00	28	59595/283		28 - LAND TABLE FD	401
52-25-28-326-007	23861 SHERMAN	06/12/23	$274,000	PTA	03-ARM'S LENGTH	$274,000	$115,900	42.30	$294,843	$26,148	$46,991	55.6	167.0	0.19	0.19	$470	$136,188	$3.13	50.00	28	58680/480		28 - LAND TABLE FD	401
52-25-28-327-011	8250 OAK PARK	05/20/24	$211,000	PTA	03-ARM'S LENGTH	$211,000	$103,000	48.82	$242,807	$12,917	$44,724	52.9	132.0	0.17	0.17	$244	$74,236	$1.70	57.30	28	59387/896		28 - LAND TABLE FD	401
52-25-28-331-006	23570 SHERMAN	11/27/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$98,700	37.25	$261,785	$46,941	$43,726	51.7	144.6	0.17	0.17	$907	$282,777	$6.49	50.00	28	59039/780		28 - LAND TABLE FD	401
52-25-28-332-009	23532 FOREST	09/12/24	$250,000	WD	03-ARM'S LENGTH	$250,000	$94,600	37.84	$212,660	$84,640	$47,300	56.0	141.0	0.19	0.19	$1,512	$436,289	$10.02	60.00	28	59643/363		28 - LAND TABLE FD	401
52-25-28-332-016	23456 FOREST	06/30/23	$175,000	PTA	03-ARM'S LENGTH	$175,000	$83,200	47.54	$202,946	$15,233	$43,179	51.1	141.0	0.16	0.16	$298	$94,031	$2.16	50.00	28	58728/452		28 - LAND TABLE FD	401
52-25-28-351-010	23100 ROSEWOOD	08/05/24	$232,500	PTA	03-ARM'S LENGTH	$232,500	$82,800	35.61	$189,148	$85,602	$42,250	50.0	135.0	0.16	0.16	$1,712	$552,271	$12.68	50.00	28	59560/337		28 - LAND TABLE FD	401
52-25-28-351-016	23040 ROSEWOOD	08/14/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$96,700	47.17	$226,369	$23,344	$44,713	52.9	135.0	0.17	0.17	$441	$134,161	$3.08	56.00	28	59583/280		28 - LAND TABLE FD	401
52-25-28-351-021	23261 NORWOOD	10/24/24	$259,900	PTA	03-ARM'S LENGTH	$259,900	$115,600	44.48	$260,845	$41,305	$42,250	50.0	135.0	0.16	0.16	$826	$266,484	$6.12	50.00	28	59751/624		28 - LAND TABLE FD	401
52-25-28-352-003	23250 NORWOOD	05/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,300	48.13	$255,890	$12,609	$43,499	51.5	135.0	0.16	0.16	$245	$76,884	$1.77	53.00	28	59366/154		28 - LAND TABLE FD	401
52-25-28-352-010	23110 NORWOOD	11/06/24	$280,000	PTA	03-ARM'S LENGTH	$280,000	$117,500	41.96	$267,749	$56,563	$44,312	52.4	135.0	0.17	0.17	$1,079	$332,724	$7.64	55.00	28	59802/241		28 - LAND TABLE FD	401
52-25-28-352-019	23241 MEADOWLARK	02/28/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$137,800	45.93	$286,829	$56,670	$43,499	51.5	135.0	0.16	0.16	$1,101	$345,549	$7.93	53.00	28	60038/611		28 - LAND TABLE FD	401
52-25-28-352-022	23211 MEADOWLARK	04/14/23	$236,000	WD	03-ARM'S LENGTH	$236,000	$85,400	36.19	$210,141	$68,109	$42,250	50.0	135.0	0.16	0.16	$1,362	$439,413	$10.09	50.00	28	58556/10		28 - LAND TABLE FD	401
52-25-28-352-030	23041 MEADOWLARK	06/20/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$130,900	43.63	$327,426	$22,992	$50,418	59.7	135.0	0.22	0.22	$385	$104,036	$2.39	71.20	28	58690/600		28 - LAND TABLE FD	401
52-25-28-354-011	23200 ROANOKE	07/11/23	$255,000	PTA	03-ARM'S LENGTH	$255,000	$119,200	46.75	$294,063	$36,372	$75,435	89.3	285.0	0.49	0.49	$407	$73,628	$1.69	75.50	28	58743/346		28 - LAND TABLE FD	401
52-25-28-354-021	23271 REPUBLIC	07/20/23	$305,000	PTA	03-ARM'S LENGTH	$305,000	$87,900	28.82	$245,517	$92,804	$33,321	39.4	120.0	0.11	0.11	$2,353	$843,673	$19.37	40.00	28	58755/44		28 - LAND TABLE FD	401
52-25-28-381-018	23081 FOREST	09/04/24	$267,000	PTA	03-ARM'S LENGTH	$267,000	$92,800	34.76	$216,072	$83,830	$32,902	38.9	117.0	0.11	0.11	$2,153	$783,458	$17.99	40.00	28	59663/376		28 - LAND TABLE FD	401
52-25-28-382-002	23120 FOREST	08/18/23	$247,500	WD	03-ARM'S LENGTH	$247,500	$94,800	38.30	$242,959	$37,443	$32,902	38.9	117.0	0.11	0.11	$962	$349,935	$8.03	40.00	28	58860/845		28 - LAND TABLE FD	401
	Totals:		**$12,976,299**			**$12,976,299**	**$5,289,200**		**$12,748,626**	**$2,423,911**	**$2,196,238**	**2,599.1**			**8.46**	**8.46**								
							Sale. Ratio =>	**40.76**			**Average**				**Average**			**Average**						
							Std. Dev. =>	**4.90**			**per FF=>**	**$933**			**per Net Acre=>**	**286,412.74**		**per SqFt=>**	**$6.58**					

29 MCC

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-29-352-022	13350 WOODVALE	08/04/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$87,900	37.40	$240,568	$23,208	$28,776	63.2	97.0	0.14	0.14	$367	$168,174	$3.86	62.00	29MCC	58810/74		29 MCCLAIN LAND TAB	401
52-25-29-353-004	13351 WOODVALE	01/29/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$87,900	37.40	$219,004	$44,772	$28,776	63.2	97.0	0.14	0.14	$708	$324,435	$7.45	62.00	29MCC	59144/233		29 MCCLAIN LAND TAB	401
52-25-29-353-009	13300 KENWOOD	02/14/25	$280,000	WD	03-ARM'S LENGTH	$280,000	$119,200	42.57	$270,961	$41,763	$32,724	71.9	72.0	0.17	0.17	$581	$240,017	$5.51	105.00	29MCC	60010/279		29 MCCLAIN LAND TAB	401
52-25-29-377-025	23240 EASTWOOD	01/18/24	$218,000	PTA	03-ARM'S LENGTH	$218,000	$86,000	39.45	$214,149	$32,733	$28,882	63.5	115.0	0.15	0.15	$516	$221,169	$5.08	56.00	29MCC	59134/427		29 MCCLAIN LAND TAB	401
52-25-29-377-040	23044 WEBSTER	04/19/23	$216,500	PTA	03-ARM'S LENGTH	$216,500	$89,400	41.29	$228,776	$16,500	$28,776	63.2	97.0	0.14	0.14	$261	$119,565	$2.74	62.00	29MCC	58570/143		29 MCCLAIN LAND TAB	401
52-25-29-377-043	23030 WEBSTER	06/26/24	$232,000	PTA	03-ARM'S LENGTH	$232,000	$105,500	45.47	$236,499	$24,277	$28,776	63.2	97.0	0.14	0.14	$384	$175,920	$4.04	62.00	29MCC	59477/528		29 MCCLAIN LAND TAB	401
	Totals:		**$1,416,500**			**$1,416,500**	**$575,900**		**$1,409,957**	**$183,253**	**$176,710**	**388.4**			**0.87**	**0.87**								
							Sale. Ratio =>	**40.66**			**Average**				**Average**			**Average**						
							Std. Dev. =>	**3.16**			**per FF=>**	**$472**			**per Net Acre=>**	**209,671.62**		**per SqFt=>**	**$4.81**					

29 OP

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-29-102-007	13431 BURTON	09/29/23	$299,900	PTA	03-ARM'S LENGTH	$299,900	$103,100	34.38	$271,232	$75,617	$46,949	51.0	125.0	0.14	0.14	$1,482	$528,790	$12.14	50.00	29OP	58928/491		29 OPSD LAND TABLE	401
52-25-29-102-008	13421 BURTON	02/21/25	$315,000	WD	03-ARM'S LENGTH	$315,000	$122,100	38.76	$284,748	$77,201	$46,949	51.0	125.0	0.14	0.14	$1,513	$539,867	$12.39	50.00	29OP	60027/758		29 OPSD LAND TABLE	401
52-25-29-102-039	12831 BURTON	11/15/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$116,900	48.71	$261,164	$18,577	$39,741	43.2	128.0	0.12	0.12	$430	$157,432	$3.61	40.00	29OP	59830/448		29 OPSD LAND TABLE	401
52-25-29-102-048	13520 DARTMOUTH	07/15/24	$260,000	PTA	03-ARM'S LENGTH	$260,000	$100,200	38.54	$221,099	$85,850	$46,949	51.0	125.0	0.14	0.14	$1,682	$600,350	$13.78	50.00	29OP	59509/316		29 OPSD LAND TABLE	401
52-25-29-102-052	13430 DARTMOUTH	05/17/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$114,100	38.03	$268,463	$78,486	$46,949	51.0	125.0	0.14	0.14	$1,538	$548,853	$12.60	50.00	29OP	59375/67		29 OPSD LAND TABLE	401
52-25-29-102-059	13320 DARTMOUTH	08/01/23	$258,000	WD	03-ARM'S LENGTH	$258,000	$89,300	34.61	$243,477	$61,472	$46,949	51.0	125.0	0.14	0.14	$1,205	$429,874	$9.87	50.00	29OP	58788/462		29 OPSD LAND TABLE	401
52-25-29-102-087	12820 DARTMOUTH	04/17/23	$301,000	PTA	03-ARM'S LENGTH	$301,000	$108,400	36.01	$282,634	$66,014	$47,648	51.8	125.0	0.15	0.15	$1,275	$446,041	$10.24	51.50	29OP	58557/498		29 OPSD LAND TABLE	401
52-25-29-151-030	24281 BLACKSTONE	04/10/23	$268,000	PTA	03-ARM'S LENGTH	$268,000	$105,000	39.18	$276,208	$40,447	$48,655	52.9	125.0	0.15	0.15	$765	$262,643	$6.03	53.70	29OP	58546/708		29 OPSD LAND TABLE	401
52-25-29-151-040	24210 COOLIDGE	04/04/24	$325,000	WD	03-ARM'S LENGTH	$325,000	$126,700	38.98	$302,967	$70,278	$48,245	52.4	110.0	0.15	0.15	$1,340	$462,355	$10.61	60.00	1DFUL	59287/300		29 OPSD LAND TABLE	401
52-25-29-153-004	13301 DARTMOUTH	02/14/25	$292,000	WD	03-ARM'S LENGTH	$292,000	$122,700	42.02	$267,408	$71,728	$47,136	51.2	100.0	0.15	0.15	$1,400	$494,676	$11.36	63.00	29OP	6009/848		29 OPSD LAND TABLE	401
52-25-29-153-013	24260 DANTE	05/10/23	$196,000	PTA	03-ARM'S LENGTH	$196,000	$80,000	40.82	$221,305	$33,062	$58,367	63.4	115.0	0.22	0.22	$521	$148,928	$3.42	84.00	29OP	58642/411		29 OPSD LAND TABLE	401
52-25-29-154-010	24290 BERKLEY	05/22/24	$231,200	PTA	03-ARM'S LENGTH	$231,200	$109,400	47.32	$241,538	$29,352	$39,690	43.1	115.0	0.11	0.11	$680	$259,752	$5.96	42.70	29OP	59401/487		29 OPSD LAND TABLE	401
52-25-29-155-014	24270 EASTWOOD	05/12/23	$226,000	WD	03-ARM'S LENGTH	$226,000	$90,500	40.04	$237,622	$29,365	$40,987	44.6	110.0	0.12	0.12	$659	$255,348	$5.86	45.70	29OP	58605/311		29 OPSD LAND TABLE	401
52-25-29-155-017	24240 EASTWOOD	12/14/23	$248,500	PTA	03-ARM'S LENGTH	$248,500	$96,200	38.71	$258,081	$36,188	$45,769	49.7	110.0	0.14	0.14	$727	$266,088	$6.11	54.00	29OP	59072/477		29 OPSD LAND TABLE	401
52-25-29-176-002	13031 DARTMOUTH	02/14/25	$229,000	WD	03-ARM'S LENGTH	$229,000	$104,900	45.81	$232,836	$42,164	$46,000	50.0	120.0	0.14	0.14	$843	$305,536	$7.01	50.00	29OP	60048/402		29 OPSD LAND TABLE	401
52-25-29-176-012	24286 MORITZ	07/31/24	$224,500	PTA	03-ARM'S LENGTH	$224,500	$93,200	41.51	$217,506	$46,267	$39,273	42.7	125.0	0.12	0.12	$1,084	$402,322	$9.24	40.00	29OP	59544/670		29 OPSD LAND TABLE	401
52-25-29-179-025	24301 SCOTIA	08/22/24	$220,000	PTA	03-ARM'S LENGTH	$220,000	$90,900	41.32	$205,256	$58,786	$44,042	47.9	110.0	0.13	0.13	$1,228	$466,556	$10.71	50.00	29OP	59599/44		29 OPSD LAND TABLE	401
52-25-29-181-023	24011 MORTON	01/30/25	$220,000	WD	03-ARM'S LENGTH	$220,000	$106,400	48.36	$241,775	$22,906	$44,681	48.6	125.0	0.14	0.14	$472	$169,674	$3.90	47.00	29OP	59973/710		29 OPSD LAND TABLE	401
52-25-29-182-010	24040 MORTON	10/13/23	$262,000	PTA	03-ARM'S LENGTH	$262,000	$105,400	40.23	$266,667	$39,855	$44,522	48.4	120.0	0.13	0.13	$824	$301,932	$6.93	48.00	29OP	58952/18		29 OPSD LAND TABLE	401
52-25-29-182-011	24030 MORTON	09/22/23	$231,000	WD	03-ARM'S LENGTH	$231,000	$93,000	40.26	$236,467	$39,055	$44,522	48.4	120.0	0.13	0.13	$807	$295,871	$6.79	48.00	29OP	58905/585		29 OPSD LAND TABLE	401
52-25-29-182-013	24010 MORTON	02/26/25	$240,000	WD	03-ARM'S LENGTH	$240,000	$111,800	46.58	$249,122	$35,400	$44,522	48.4	120.0	0.13	0.13	$732	$268,182	$6.16	48.00	29OP	60034/669		29 OPSD LAND TABLE	401
52-25-29-182-013	24010 MORTON	09/10/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$111,800	47.57	$249,122	$30,400	$44,522	48.4	120.0	0.13	0.13	$628	$230,303	$5.29	48.00	29OP	59633/116		29 OPSD LAND TABLE	401
52-25-29-182-020	24041 CONDON	08/31/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$91,000	37.14	$242,272	$49,639	$46,911	51.0	120.0	0.14	0.14	$974	$347,126	$7.97	52.00	29OP	58862/196		29 OPSD LAND TABLE	401
52-25-29-302-015	13311 OAK PARK	11/06/23	$239,000	PTA	03-ARM'S LENGTH	$239,000	$85,400	35.73	$221,375	$75,912	$58,287	63.4	199.0	0.22	0.22	$1,198	$338,893	$7.78	49.00	29OP	58993/555		29 OPSD LAND TABLE	401
52-25-29-302-019	13231 OAK PARK	03/12/24	$242,000	PTA	03-ARM'S LENGTH	$242,000	$89,500	36.98	$232,196	$69,631	$59,827	65.0	199.0	0.23	0.23	$1,071	$298,845	$6.86	51.00	29OP	59224/634		29 OPSD LAND TABLE	401
52-25-29-302-031	13520 IRVINE	06/27/24	$223,750	WD	03-ARM'S LENGTH	$223,750	$97,200	43.44	$225,024	$48,234	$49,508	53.8	139.0	0.16	0.16	$896	$301,463	$6.92	50.00	29OP	59476/806		29 OPSD LAND TABLE	401
52-25-29-303-037	13240 ROSEMARY	06/21/24	$226,000	PTA	03-ARM'S LENGTH	$226,000	$103,200	45.66	$235,182	$40,326	$49,508	53.8	139.0	0.16	0.16	$749	$252,038	$5.79	50.00	29OP	59467/627		29 OPSD LAND TABLE	401
52-25-29-303-038	13230 ROSEMARY	03/22/24	$231,000	PTA	03-ARM'S LENGTH	$231,000	$77,700	33.64	$214,649	$65,859	$49,508	53.8	139.0	0.16	0.16	$1,224	$411,619	$9.45	50.00	29OP	59254/806		29 OPSD LAND TABLE	401
52-25-29-326-005	23836 MORITZ	07/17/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$89,600	38.13	$203,032	$71,241	$39,273	42.7	125.0	0.12	0.12	$1,669	$619,487	$14.22	40.00	29OP	59515/377		29 OPSD LAND TABLE	401
52-25-29-327-003	23850 JEROME	01/31/24	$179,900	PTA	03-ARM'S LENGTH	$179,900	$77,100	42.86	$206,013	$13,160	$39,273	42.7	125.0	0.12	0.12	$308	$114,435	$2.63	40.00	29OP	59150/298		29 OPSD LAND TABLE	401
52-25-29-330-012	23570 MORITZ	02/12/24	$217,000	PTA	03-ARM'S LENGTH	$217,000	$75,400	34.75	$205,585	$54,569	$43,154	46.9	125.0	0.13	0.13	$1,163	$423,016	$9.71	45.00	29OP	59174/842		29 OPSD LAND TABLE	401
52-25-29-331-003	12931 OAK PARK	04/17/24	$237,000	PTA	03-ARM'S LENGTH	$237,000	$85,200	35.95	$199,036	$75,797	$37,833	41.1	116.0	0.11	0.11	$1,843	$708,383	$16.26	40.00	29OP	59283/294		29 OPSD LAND TABLE	401
52-25-29-331-007	23630 JEROME	05/01/23	$230,500	PTA	03-ARM'S LENGTH	$230,500	$79,000	34.27	$204,160	$65,613	$39,273	42.7	125.0	0.12	0.12	$1,537	$570,548	$13.10	40.00	29OP	58582/1		29 OPSD LAND TABLE	401
52-25-29-331-009	23610 JEROME	04/11/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$101,200	50.60	$227,380	$11,893	$39,273	42.7	125.0	0.12	0.12	$279	$103,417	$2.37	40.00	29OP	59297/809		29 OPSD LAND TABLE	401
52-25-29-331-021	23571 MORTON	12/05/24	$194,300	PTA	08-ESTATE	$194,300	$91,500	47.09	$202,800	$39,378	$47,878	52.0	125.0	0.15	0.15	$757	$264,282	$6.07	52.00	29OP	59878/233		29 OPSD LAND TABLE	401
52-25-29-332-005	12811 OAK PARK	01/05/24	$216,325	PTA	03-ARM'S LENGTH	$216,325	$77,000	35.59	$197,863	$56,295	$37,833	41.1	116.0	0.11	0.11	$1,369	$526,121	$12.08	40.00	29OP	59118/502		29 OPSD LAND TABLE	401
52-25-29-333-008	23580 CONDON	07/06/23	$246,801	PTA	03-ARM'S LENGTH	$246,801	$79,400	32.17	$231,759	$59,050	$44,008	47.8	130.0	0.13	0.13	$1,234	$440,672	$10.12	45.00	29OP	58744/717		29 OPSD LAND TABLE	401
52-25-29-333-017	23625 SCOTIA	06/25/24	$179,077	WD	03-ARM'S LENGTH	$179,077	$87,100	48.64	$198,791	$15,413	$35,127	38.2	100.0	0.09	0.09	$404	$167,533	$3.85	40.00	29OP	59474/720		29 OPSD LAND TABLE	401
52-25-29-333-023	23575 SCOTIA	09/27/24	$240,000	WD	03-ARM'S LENGTH	$240,000	$93,400	38.92	$215,655	$62,943	$38,598	42.0	100.0	0.10	0.10	$1,500	$611,097	$14.03	45.00	29OP	59681/201		29 OPSD LAND TABLE	401
52-25-29-333-031	23501 SCOTIA	02/11/25	$239,000	WD	03-ARM'S LENGTH	$239,000	$95,700	40.04	$214,697	$61,372	$37,069	40.3	103.0	0.10	0.10	$1,523	$619,919	$14.23	42.00	29OP	60005/703		29 OPSD LAND TABLE	401
52-25-29-351-011	13331 ROSEMARY	07/12/24	$220,000	WD	03-ARM'S LENGTH	$220,000	$110,600	50.27	$243,091	$49,214	$72,305	78.6	120.0	0.24	0.24	$626	$203,364	$4.67	88.00	29OP	59507/394		29 OPSD LAND TABLE	401
52-25-29-377-012	12931 ROSEMARY	12/18/24	$264,000	PTA	03-ARM'S LENGTH	$264,000	$96,200	36.44	$222,167	$83,224	$41,391	45.0	115.0	0.12	0.12	$1,850	$699,361	$16.06	45.00	29OP	59906/163		29 OPSD LAND TABLE	401
	Totals:		**$10,127,753**			**$10,127,753**	**$4,084,400**		**$9,879,424**	**$2,157,233**	**$1,908,904**	**2,074.9**		**5.88**	**5.88**									
							Sale. Ratio =>	**40.33**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**5.08**			**per FF=>**	**$1,040**		**per Net Acre=>**	**366,813.98**		**per SqFt=>**	**$8.42**					

29 PV

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-29-229-036	10101 AUSTRIAN WAY	03/07/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$92,800	36.39	$240,686	$48,784	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	59217/772		29 PINE VILLAGE CONI	407
52-25-29-229-051	24511 PINE VILLAGE	07/12/23	$237,900	PTA	03-ARM'S LENGTH	$237,900	$101,200	42.54	$230,120	$42,250	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	58746/720		29 PINE VILLAGE CONI	407
52-25-29-229-052	24521 PINE VILLAGE	10/17/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$109,000	43.60	$226,534	$57,936	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	59736/40		29 PINE VILLAGE CONI	407
52-25-29-229-080	10341 AUSTRIAN WAY	01/23/25	$235,000	WD	03-ARM'S LENGTH	$235,000	$109,100	46.43	$226,632	$42,838	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	59975/702		29 PINE VILLAGE CONI	407
	Totals:		**$977,900**			**$977,900**	**$412,100**		**$923,972**	**$191,808**	**$137,880**	**0.0**		**0.00**	**0.00**									
							Sale. Ratio =>	**42.14**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**4.23**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**					

$38,362 Land Residual Total/Total Number of Parcels

29 PWM

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-29-203-010	24620 SENECA	04/16/24	$247,000	PTA	03-ARM'S LENGTH	$247,000	$125,800	50.93	$247,162	$16,951	$17,113	51.9	120.0	0.14	0.14	$327	$122,833	$2.82	50.00	29PWM	59301/324		29 PWM LAND TABLE	401
52-25-29-203-014	24560 SENECA	03/13/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$101,800	43.32	$238,390	$13,723	$17,113	51.9	120.0	0.14	0.14	$265	$99,442	$2.28	50.00	29PWM	59248/502		29 PWM LAND TABLE	401
52-25-29-226-018	24550 ONEIDA	11/21/23	$315,000	PTA	03-ARM'S LENGTH	$315,000	$142,900	45.37	$315,336	$20,773	$21,109	64.0	120.0	0.18	0.18	$325	$116,050	$2.66	65.00	29PWM	59028/324		29 PWM LAND TABLE	401
52-25-29-226-025	24741 MANISTEE	04/20/23	$265,000	PTA	03-ARM'S LENGTH	$265,000	$101,700	38.38	$234,381	$47,732	$17,113	51.9	120.0	0.14	0.14	$920	$345,884	$7.94	50.00	29PWM	58583/603		29 PWM LAND TABLE	401
52-25-29-226-037	24531 MANISTEE	04/05/24	$320,000	WD	03-ARM'S LENGTH	$320,000	$166,000	51.88	$323,519	$19,644	$23,163	70.2	120.0	0.20	0.20	$280	$97,731	$2.24	73.00	29PWM	59330/726		29 PWM LAND TABLE	401
52-25-29-228-027	10060 BURTON	10/27/23	$310,000	PTA	03-ARM'S LENGTH	$310,000	$142,300	45.90	$321,982	$7,051	$19,033	57.7	100.0	0.15	0.15	$122	$47,966	$1.10	64.00	29PWM	58993/705		29 PWM LAND TABLE	401
	Totals:		**$1,692,000**			**$1,692,000**	**$780,500**		**$1,680,770**	**$125,874**	**$114,644**	**347.4**		**0.94**	**0.94**									
							Sale. Ratio =>	**46.13**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**4.99**			**per FF=>**	**$362**		**per Net Acre=>**	**133,766.21**		**per SqFt=>**	**$3.07**					

29

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-29-251-009	24230 SCOTIA	06/09/23	$275,000	PTA	03-ARM'S LENGTH	$275,000	$115,000	41.82	$269,583	$41,565	$36,148	51.6	144.0	0.17	0.17	$805	$251,909	$5.78	50.00	29	58677/89		29 - LAND TABLE FD	401
52-25-29-254-003	24320 SENECA	10/30/23	$300,000	PTA	03-ARM'S LENGTH	$300,000	$111,100	37.03	$267,794	$66,525	$34,319	49.0	110.0	0.15	0.15	$1,357	$446,477	$10.25	59.00	29	58981/66		29 - LAND TABLE FD	401
52-25-29-255-004	24080 SCOTIA	03/29/24	$261,000	PTA	03-ARM'S LENGTH	$261,000	$106,800	40.92	$260,818	$36,330	$36,148	51.6	144.0	0.17	0.17	$704	$220,182	$5.05	50.00	29	59279/655		29 - LAND TABLE FD	401
52-25-29-255-005	24070 SCOTIA	01/29/25	$228,000	WD	03-ARM'S LENGTH	$228,000	$94,100	41.27	$221,314	$42,834	$36,148	51.6	144.0	0.17	0.17	$829	$259,600	$5.96	50.00	29	59971/664		29 - LAND TABLE FD	401
52-25-29-255-007	24050 SCOTIA	08/01/24	$270,000	WD	03-ARM'S LENGTH	$270,000	$102,600	38.00	$227,235	$78,913	$36,148	51.6	144.0	0.17	0.17	$1,528	$478,261	$10.98	50.00	29	59554/837		29 - LAND TABLE FD	401
52-25-29-255-016	24081 GENEVA	07/31/23	$243,000	PTA	03-ARM'S LENGTH	$243,000	$100,800	41.48	$241,318	$37,324	$35,642	50.9	140.0	0.16	0.16	$733	$231,826	$5.32	50.00	29	58788/4		29 - LAND TABLE FD	401
52-25-29-277-013	24321 MAJESTIC	04/26/24	$278,000	WD	03-ARM'S LENGTH	$278,000	$125,900	45.29	$285,030	$36,623	$43,653	62.4	140.0	0.24	0.24	$587	$151,963	$3.49	75.00	29	59335/469		29 - LAND TABLE FD	401
52-25-29-278-008	24210 MAJESTIC	05/18/23	$295,000	PTA	03-ARM'S LENGTH	$295,000	$114,600	38.85	$273,337	$57,305	$35,642	50.9	140.0	0.16	0.16	$1,125	$355,932	$8.17	50.00	29	58643/216		29 - LAND TABLE FD	401
52-25-29-278-010	24321 ITHACA	08/06/24	$261,000	WD	03-ARM'S LENGTH	$261,000	$100,900	38.66	$228,831	$66,146	$33,977	48.5	108.0	0.15	0.15	$1,363	$453,055	$10.40	58.90	29	59574/826		29 - LAND TABLE FD	401
52-25-29-279-010	24220 ITHACA	05/21/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$100,900	40.36	$226,462	$58,796	$35,258	50.4	137.0	0.16	0.16	$1,167	$374,497	$8.60	50.00	29	60040/389		29 - LAND TABLE FD	401
52-25-29-281-003	24100 MANISTEE	09/05/23	$218,500	PTA	03-ARM'S LENGTH	$218,500	$80,800	36.98	$202,761	$51,126	$35,387	50.6	138.0	0.16	0.16	$1,011	$323,582	$7.43	50.00	29	58890/861		29 - LAND TABLE FD	401
52-25-29-404-004	10811 OAK PARK	04/16/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$112,900	45.16	$254,320	$32,376	$36,696	52.4	140.0	0.17	0.17	$618	$190,447	$4.37	53.00	29	59323/6		29 - LAND TABLE FD	401
52-25-29-406-008	23530 RENSSELAER	07/29/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$109,600	43.84	$240,494	$48,575	$39,069	55.8	135.0	0.19	0.19	$870	$251,684	$5.78	62.30	29	59540/815		29 - LAND TABLE FD	401
52-25-29-406-020	23400 RENSSELAER	07/31/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$95,600	44.47	$238,433	$12,602	$36,035	51.5	135.0	0.16	0.16	$245	$76,841	$1.76	53.00	29	58781/438		29 - LAND TABLE FD	401
52-25-29-406-036	23401 SENECA	05/19/23	$205,000	PTA	03-ARM'S LENGTH	$205,000	$97,500	47.56	$235,050	$12,125	$42,175	60.2	135.0	0.23	0.23	$201	$53,889	$1.24	72.60	29	58622/319		29 - LAND TABLE FD	401
52-25-29-407-008	23530 SENECA	03/22/24	$209,500	PTA	03-ARM'S LENGTH	$209,500	$101,000	48.21	$233,614	$15,792	$39,906	57.0	135.0	0.20	0.20	$277	$78,567	$1.80	65.00	29	59244/799		29 - LAND TABLE FD	401
52-25-29-407-012	23490 SENECA	02/29/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$76,800	34.13	$188,787	$72,586	$36,373	52.0	135.0	0.17	0.17	$1,397	$434,647	$9.98	54.00	29	59204/464		29 - LAND TABLE FD	401
52-25-29-407-014	23470 SENECA	03/11/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$95,500	38.20	$221,398	$63,602	$35,000	50.0	135.0	0.16	0.16	$1,272	$410,335	$9.42	50.00	29	59223/93		29 - LAND TABLE FD	401
52-25-29-407-028	23507 ONEIDA	08/29/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$110,600	43.37	$245,540	$46,035	$36,575	52.2	135.0	0.17	0.17	$881	$272,396	$6.25	54.60	29	59636/114		29 - LAND TABLE FD	401
52-25-29-430-015	23480 ONEIDA	09/13/24	$220,500	PTA	03-ARM'S LENGTH	$220,500	$108,500	49.21	$237,756	$18,131	$35,387	50.6	138.0	0.16	0.16	$359	$114,753	$2.63	50.00	29	59649/86		29 - LAND TABLE FD	401
52-25-29-430-018	23440 ONEIDA	03/26/25	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,000	37.20	$206,559	$78,828	$35,387	50.6	138.0	0.16	0.16	$1,559	$498,911	$11.45	50.00	29	60083/502		29 - LAND TABLE FD	401
52-25-29-430-018	23440 ONEIDA	08/24/23	$215,000	PTA	03-ARM'S LENGTH	$215,000	$77,000	35.81	$206,559	$43,828	$35,387	50.6	138.0	0.16	0.16	$867	$277,392	$6.37	50.00	29	58844/895		29 - LAND TABLE FD	401
52-25-29-430-019	23430 ONEIDA	09/25/24	$177,000	PTA	03-ARM'S LENGTH	$177,000	$81,200	45.88	$181,573	$30,814	$35,387	50.6	138.0	0.16	0.16	$610	$195,025	$4.48	50.00	29	59687/64		29 - LAND TABLE FD	401
52-25-29-430-024	23561 MANISTEE	04/18/23	$248,000	PTA	03-ARM'S LENGTH	$248,000	$84,500	34.07	$218,447	$64,940	$35,387	50.6	138.0	0.16	0.16	$1,285	$411,013	$9.44	50.00	29	58562/130		29 - LAND TABLE FD	401
52-25-29-430-026	23541 MANISTEE	04/21/23	$251,000	WD	03-ARM'S LENGTH	$251,000	$94,500	37.65	$244,756	$41,631	$35,387	50.6	138.0	0.16	0.16	$824	$263,487	$6.05	50.00	29	58560/49		29 - LAND TABLE FD	401
52-25-29-430-036	23441 MANISTEE	04/15/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$109,500	41.32	$272,068	$28,319	$35,387	50.6	138.0	0.16	0.16	$560	$179,234	$4.11	50.00	29	59300/687		29 - LAND TABLE FD	401
52-25-29-430-037	23431 MANISTEE	04/17/23	$287,900	PTA	03-ARM'S LENGTH	$287,900	$109,500	38.03	$267,705	$55,582	$35,387	50.6	138.0	0.16	0.16	$1,099	$351,785	$8.08	50.00	29	58561/70		29 - LAND TABLE FD	401
52-25-29-430-039	23411 MANISTEE	02/20/25	$165,000	WD	03-ARM'S LENGTH	$165,000	$78,400	47.52	$173,066	$27,321	$35,387	50.6	138.0	0.16	0.16	$540	$172,918	$3.97	50.00	29	60028/306		29 - LAND TABLE FD	401
52-25-29-430-040	10300 KENWOOD	07/01/24	$185,000	PTA	03-ARM'S LENGTH	$185,000	$88,200	47.68	$192,814	$27,573	$35,387	50.6	138.0	0.16	0.16	$545	$174,513	$4.01	50.00	29	59477/873		29 - LAND TABLE FD	401
52-25-29-431-029	23501 MAJESTIC	06/04/24	$267,000	PTA	03-ARM'S LENGTH	$267,000	$110,900	41.54	$281,384	$24,660	$39,044	55.8	140.0	0.19	0.19	$442	$127,772	$2.93	60.00	29	59425/492		29 - LAND TABLE FD	401
52-25-29-432-015	23430 MAJESTIC	06/14/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$94,200	40.09	$221,066	$52,978	$39,044	55.8	140.0	0.19	0.19	$950	$274,497	$6.30	60.00	29	59439/385		29 - LAND TABLE FD	401
52-25-29-432-016	23420 MAJESTIC	01/02/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$98,100	41.74	$216,126	$57,918	$39,044	55.8	140.0	0.19	0.19	$1,038	$300,093	$6.89	60.00	29	59095/870		29 - LAND TABLE FD	401
52-25-29-453-009	23120 RENSSELAER	07/30/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$111,600	46.50	$254,190	$21,845	$36,035	51.5	135.0	0.16	0.16	$424	$133,201	$3.06	53.00	29	59552/309		29 - LAND TABLE FD	401
52-25-29-453-041	23050 RENSSELAER	12/18/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$111,300	46.38	$255,610	$28,384	$43,994	62.8	135.0	0.25	0.25	$452	$115,853	$2.66	79.00	29	59896/246		29 - LAND TABLE FD	401
52-25-29-454-003	23260 SENECA	07/25/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$88,000	37.45	$224,919	$44,520	$34,439	49.2	135.0	0.15	0.15	$905	$292,895	$6.72	49.00	29	58768/381		29 - LAND TABLE FD	401
52-25-29-454-011	23100 SENECA	08/23/24	$265,000	WD	03-ARM'S LENGTH	$265,000	$95,100	35.89	$238,694	$60,745	$34,439	49.2	135.0	0.15	0.15	$1,235	$399,638	$9.17	49.00	29	59614/755		29 - LAND TABLE FD	401
52-25-29-476-016	23060 ONEIDA	08/02/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$91,200	35.08	$221,806	$73,581	$35,387	50.6	138.0	0.16	0.16	$1,456	$465,703	$10.69	50.00	29	58783/703		29 - LAND TABLE FD	401
52-25-29-476-021	23271 MANISTEE	06/28/24	$269,000	WD	03-ARM'S LENGTH	$269,000	$97,700	36.32	$223,422	$80,965	$35,387	50.6	138.0	0.16	0.16	$1,602	$512,437	$11.76	50.00	29	59478/161		29 - LAND TABLE FD	401
52-25-29-477-006	23230 MANISTEE	03/06/25	$250,000	WD	03-ARM'S LENGTH	$250,000	$102,700	41.08	$229,244	$57,189	$36,433	52.0	138.0	0.17	0.17	$1,099	$340,411	$7.81	53.00	29	60060/700		29 - LAND TABLE FD	401
52-25-29-478-011	23100 MAJESTIC	12/06/24	$170,000	WD	03-ARM'S LENGTH	$170,000	$73,400	43.18	$156,760	$48,882	$35,642	50.9	140.0	0.16	0.16	$960	$303,615	$6.97	50.00	29	59865/90		29 - LAND TABLE FD	401
52-25-29-478-012	23090 MAJESTIC	07/05/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$94,000	40.00	$218,579	$52,063	$35,642	50.9	140.0	0.16	0.16	$1,022	$323,373	$7.42	50.00	29	58718/423		29 - LAND TABLE FD	401
52-25-29-478-015	23060 MAJESTIC	04/09/24	$185,000	PTA	03-ARM'S LENGTH	$185,000	$73,700	39.84	$168,724	$51,918	$35,642	50.9	140.0	0.16	0.16	$1,020	$322,472	$7.40	50.00	29	59293/888		29 - LAND TABLE FD	401
52-25-29-478-021	23255 ITHACA	09/19/23	$235,000	WD	03-ARM'S LENGTH	$235,000	$87,700	37.32	$210,885	$60,203	$36,088	51.6	138.0	0.17	0.17	$1,168	$364,867	$8.38	52.00	29	58898/126		29 - LAND TABLE FD	401
52-25-29-478-028	23095 ITHACA	09/12/24	$210,500	WD	03-ARM'S LENGTH	$210,500	$89,200	42.38	$197,363	$49,225	$36,088	51.6	138.0	0.17	0.17	$955	$298,333	$6.85	52.00	29	59657/164		29 - LAND TABLE FD	401
52-25-29-478-029	23091 ITHACA	12/02/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$131,900	47.96	$287,450	$23,983	$36,433	52.0	138.0	0.17	0.17	$461	$142,756	$3.28	53.00	29	59855/896		29 - LAND TABLE FD	401
52-25-29-479-013	23080 ITHACA	12/05/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$73,500	31.28	$201,981	$69,037	$36,018	51.5	138.0	0.16	0.16	$1,242	$420,957	$9.66	51.80	29	59051/859		29 - LAND TABLE FD	401
52-25-29-479-014	23066 ITHACA	03/20/25	$210,000	WD	03-ARM'S LENGTH	$210,000	$77,900	37.10	$166,513	$78,874	$35,387	50.6	138.0	0.16	0.16	$1,560	$499,203	$11.46	50.00	29	60085/469		29 - LAND TABLE FD	401
52-25-29-479-029	23091 ROSEWOOD	07/23/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$85,700	38.09	$212,960	$47,427	$35,387	50.6	138.0	0.16	0.16	$938	$300,171	$6.89	50.00	29	59541/884		29 - LAND TABLE FD	401
52-25-29-479-030	23081 ROSEWOOD	05/24/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$92,000	38.33	$204,423	$70,964	$35,387	50.6	138.0	0.16	0.16	$1,404	$449,139	$10.31	50.00	29	59390/384		29 - LAND TABLE FD	401
	Totals:		**$11,719,900**			**$11,719,900**	**$4,757,100**		**$11,155,521**	**$2,349,508**	**$1,785,129**	**2,550.2**		**8.25**	**8.25**									
							Sale. Ratio =>	**40.59**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**4.33**			**per FF=>**	**$921**		**per Net Acre=>**	**284,719.83**		**per SqFt=>**	**$6.54**					

30-200

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-30-129-030	24641 CHURCH	06/14/23	$285,000	PTA	03-ARM'S LENGTH	$285,000	$91,200	32.00	$239,210	$78,525	$32,735	48.5	127.0	0.15	0.15	$1,619	$537,842	$12.35	50.00	30	58677/149		30-200'S LAND TABLE	401
52-25-30-201-009	24680 CHURCH	08/16/24	$281,500	PTA	03-ARM'S LENGTH	$281,500	$95,000	33.75	$223,412	$91,790	$33,702	49.9	127.0	0.16	0.16	$1,838	$592,194	$13.59	53.00	30	59638/681		30-200'S LAND TABLE	401
52-25-30-202-008	24700 KENOSHA	11/22/23	$180,000	WD	08-ESTATE	$180,000	$79,400	44.11	$202,214	$12,534	$34,748	51.5	135.0	0.16	0.16	$243	$76,427	$1.75	53.00	30	59030/291		30-200'S LAND TABLE	401
52-25-30-202-019	24721 GARDNER	10/07/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$86,400	42.15	$190,640	$49,492	$35,132	52.0	138.0	0.17	0.17	$951	$294,595	$6.76	53.00	30	59723/722		30-200'S LAND TABLE	401
52-25-30-202-029	24611 GARDNER	10/03/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$79,300	36.88	$200,073	$49,931	$35,004	51.9	137.0	0.17	0.17	$963	$298,988	$6.86	53.00	30	58923/832		30-200'S LAND TABLE	401
52-25-30-203-004	24730 GARDNER	10/25/24	$186,000	PTA	03-ARM'S LENGTH	$186,000	$86,200	46.34	$199,744	$22,157	$35,901	53.2	134.0	0.18	0.18	$417	$126,611	$2.91	57.00	30	59765/492		30-200'S LAND TABLE	401
52-25-30-204-018	24652 CLOVERLAWN	01/14/25	$158,000	WD	03-ARM'S LENGTH	$158,000	$55,600	35.19	$116,891	$64,462	$23,353	34.6	132.0	0.10	0.10	$1,863	$664,557	$15.26	32.00	1DHAF	59954/76		30-200'S LAND TABLE	401
52-25-30-204-019	24650 CLOVERLAWN	01/14/25	$140,000	WD	03-ARM'S LENGTH	$140,000	$52,000	37.14	$109,306	$54,047	$23,353	34.6	132.0	0.10	0.10	$1,562	$557,186	$12.79	32.00	1DHAF	59959/746		30-200'S LAND TABLE	401
52-25-30-204-030	24721 PARKLAWN	09/23/24	$165,000	PTA	03-ARM'S LENGTH	$165,000	$76,400	46.30	$174,610	$24,140	$33,750	50.0	135.0	0.16	0.16	$483	$155,742	$3.58	50.00	30	59676/740		30-200'S LAND TABLE	401
52-25-30-204-042	24601 PARKLAWN	11/07/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$73,200	36.60	$200,751	$32,999	$33,750	50.0	135.0	0.16	0.16	$660	$212,897	$4.89	50.00	30	58995/387		30-200'S LAND TABLE	401
52-25-30-205-012	24240 CHURCH	05/01/24	$245,000	WD	03-ARM'S LENGTH	$245,000	$106,600	43.51	$240,735	$37,000	$32,735	48.5	127.0	0.15	0.15	$763	$253,425	$5.82	50.00	30	59339/737		30-200'S LAND TABLE	401
52-25-30-206-018	24351 GARDNER	09/13/24	$189,000	PTA	03-ARM'S LENGTH	$189,000	$83,100	43.97	$188,511	$34,488	$33,999	50.4	137.0	0.16	0.16	$685	$219,669	$5.04	50.00	30	59648/505		30-200'S LAND TABLE	401
52-25-30-208-009	24280 CLOVERLAWN	08/16/24	$210,000	PTA	03-ARM'S LENGTH	$210,000	$80,900	38.52	$179,892	$58,130	$28,022	41.5	133.0	0.12	0.12	$1,400	$476,475	$10.94	40.00	30	59598/533		30-200'S LAND TABLE	401
52-25-30-208-010	24270 CLOVERLAWN	06/06/23	$180,222	PTA	03-ARM'S LENGTH	$180,222	$60,200	33.40	$171,183	$37,061	$28,022	41.5	133.0	0.12	0.12	$893	$303,779	$6.97	40.00	30	58663/618		30-200'S LAND TABLE	401
52-25-30-208-015	24240 CLOVERLAWN	05/17/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$55,600	27.12	$159,536	$73,486	$28,022	41.5	133.0	0.12	0.12	$1,770	$602,344	$13.83	40.00	30	58614/294		30-200'S LAND TABLE	401
52-25-30-208-024	24341 PARKLAWN	01/19/24	$165,000	PTA	03-ARM'S LENGTH	$165,000	$61,000	36.97	$173,390	$19,842	$28,232	41.8	135.0	0.12	0.12	$474	$160,016	$3.67	40.00	30	59129/352		30-200'S LAND TABLE	401
52-25-30-208-025	24331 PARKLAWN	04/15/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$86,200	33.80	$190,727	$92,505	$28,232	41.8	135.0	0.12	0.12	$2,212	$746,008	$17.13	40.00	30	59303/891		30-200'S LAND TABLE	401
52-25-30-226-009	24690 PARKLAWN	03/27/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$83,100	40.54	$214,922	$27,694	$37,616	55.7	129.0	0.19	0.19	$497	$144,240	$3.31	65.00	30	59257/291		30-200'S LAND TABLE	401
52-25-30-228-011	24660 WESTHAMPTON	11/04/24	$200,400	PTA	03-ARM'S LENGTH	$200,400	$98,400	49.10	$214,163	$19,862	$33,625	49.8	134.0	0.15	0.15	$399	$128,974	$2.96	50.00	30	59799/493		30-200'S LAND TABLE	401
52-25-30-230-034	13930 NORTHFIELD	04/29/24	$190,000	WD	03-ARM'S LENGTH	$190,000	$91,000	47.89	$208,925	$13,681	$32,606	48.3	90.0	0.15	0.15	$283	$94,352	$2.17	70.00	30	59347/331		30-200'S LAND TABLE	401
52-25-30-277-027	24110 WESTHAMPTON	08/29/24	$207,000	PTA	03-ARM'S LENGTH	$207,000	$86,800	41.93	$193,932	$47,359	$34,291	50.8	134.0	0.16	0.16	$932	$295,994	$6.80	52.00	30	59610/301		30-200'S LAND TABLE	401
52-25-30-277-054	24131 RIDGEDALE	09/20/23	$219,900	PTA	03-ARM'S LENGTH	$219,900	$71,600	32.56	$184,155	$70,036	$34,291	50.8	134.0	0.16	0.16	$1,379	$437,725	$10.05	52.00	30	58921/225		30-200'S LAND TABLE	401
52-25-30-278-044	24311 COOLIDGE	09/27/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$89,400	43.61	$207,713	$35,823	$38,536	57.1	110.0	0.20	0.20	$627	$177,342	$4.07	80.00	30	59690/271		30-200'S LAND TABLE	401
	Totals:		**$4,692,022**			**$4,692,022**	**$1,828,600**		**$4,384,635**	**$1,047,044**	**$739,657**	**1,095.8**		**3.41**	**3.41**									
							Sale. Ratio =>	**38.97**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**5.84**			**per FF=>**	**$956**		**per Net Acre=>**	**307,141.10**		**per SqFt=>**	**$7.05**					

30-300

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-30-302-007	15301 OAK PARK	09/22/23	$252,500	PTA	03-ARM'S LENGTH	$252,500	$102,700	40.67	$272,402	$24,682	$44,584	59.4	128.5	0.16	0.16	$415	$152,358	$3.50	55.00	30	58951/249		30-300'S & 400'S LAND	401
52-25-30-302-028	15220 PARK	05/10/24	$312,000	PTA	03-ARM'S LENGTH	$312,000	$148,100	47.47	$332,995	$29,303	$50,298	67.1	128.5	0.21	0.21	$437	$142,248	$3.27	70.00	30	59359/785		30-300'S & 400'S LAND	401
52-25-30-303-029	15210 OAKWOOD	04/17/23	$251,900	PTA	03-ARM'S LENGTH	$251,900	$99,200	39.38	$268,723	$24,607	$41,430	55.2	110.0	0.14	0.14	$445	$175,764	$4.03	55.30	30	58561/217		30-300'S & 400'S LAND	401
52-25-30-303-035	23280 HARDING	10/21/24	$280,000	WD	03-ARM'S LENGTH	$280,000	$136,900	48.89	$311,073	$14,226	$45,299	60.4	128.0	0.17	0.17	$236	$85,186	$1.96	57.00	30	59763/497		30-300'S & 400'S LAND	401
52-25-30-326-015	23711 COYLE	03/05/25	$135,000	WD	03-ARM'S LENGTH	$135,000	$107,100	79.33	$144,303	$28,394	$37,697	50.3	107.0	0.12	0.12	$565	$230,846	$5.30	50.00	30	60073/652		30-300'S & 400'S LAND	401
52-25-30-328-004	23718 WILDWOOD	02/20/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$86,700	42.29	$221,048	$22,850	$38,898	51.9	107.0	0.13	0.13	$441	$178,516	$4.10	52.00	30	59184/285		30-300'S & 400'S LAND	401
52-25-30-329-006	14401 OAK PARK	01/28/25	$289,000	WD	03-ARM'S LENGTH	$289,000	$115,300	39.90	$271,146	$62,477	$44,623	59.5	120.0	0.16	0.16	$1,050	$383,294	$8.80	59.00	30	59972/508		30-300'S & 400'S LAND	401
52-25-30-330-002	23650 MARLOW	02/28/25	$220,000	WD	03-ARM'S LENGTH	$220,000	$92,900	42.23	$204,533	$53,117	$37,650	50.2	84.0	0.12	0.12	$1,058	$457,905	$10.51	60.00	30	60169/837		30-300'S & 400'S LAND	401
52-25-30-331-008	14411 PARK	06/29/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$84,500	32.50	$216,860	$82,098	$38,958	51.9	109.0	0.13	0.13	$1,581	$636,419	$14.61	51.50	30	58784/614		30-300'S & 400'S LAND	401
52-25-30-332-005	23580 RADCLIFT	06/16/23	$310,000	WD	03-ARM'S LENGTH	$310,000	$107,300	34.61	$282,444	$76,162	$48,606	64.8	140.0	0.19	0.19	$1,175	$394,622	$9.06	60.00	30	58684/722		30-300'S & 400'S LAND	401
52-25-30-332-005	23580 RADCLIFT	10/03/23	$297,000	WD	03-ARM'S LENGTH	$297,000	$107,300	36.13	$282,444	$63,162	$48,606	64.8	140.0	0.19	0.19	$975	$327,264	$7.51	60.00	30	58934/519		30-300'S & 400'S LAND	401
52-25-30-332-015	23460 RADCLIFT	10/16/24	$310,000	PTA	03-ARM'S LENGTH	$310,000	$112,300	36.23	$260,998	$87,224	$38,222	51.0	110.0	0.13	0.13	$1,712	$692,254	$15.89	50.00	30			30-300'S & 400'S LAND	401
52-25-30-332-030	23481 WILDWOOD	03/11/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$104,900	38.15	$284,450	$31,800	$41,250	55.0	110.0	0.14	0.14	$578	$228,777	$5.25	55.00	30	59238/477		30-300'S & 400'S LAND	401
52-25-30-333-008	23500 WILDWOOD	10/13/23	$275,000	WD	03-ARM'S LENGTH	$275,000	$107,200	38.98	$281,394	$34,856	$41,250	55.0	110.0	0.14	0.14	$634	$250,763	$5.76	55.00	30	58951/563		30-300'S & 400'S LAND	401
52-25-30-351-022	23151 BEVERLY	01/29/25	$258,500	WD	03-ARM'S LENGTH	$258,500	$120,200	46.50	$273,931	$27,925	$43,356	57.8	135.0	0.16	0.16	$483	$174,531	$4.01	51.50	30	59977/293		30-300'S & 400'S LAND	401
52-25-30-353-019	23120 AVON	05/13/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$103,800	41.52	$239,070	$51,674	$40,744	54.3	125.0	0.14	0.14	$951	$361,357	$8.30	50.00	30	59358/851		30-300'S & 400'S LAND	401
52-25-30-353-027	23241 HARDING	07/14/23	$260,000	PTA	03-ARM'S LENGTH	$260,000	$86,800	33.38	$216,552	$84,192	$40,744	54.3	125.0	0.14	0.14	$1,550	$588,755	$13.52	50.00	30	58774/726		30-300'S & 400'S LAND	401
52-25-30-353-034	23131 HARDING	10/10/23	$235,000	PTA	03-ARM'S LENGTH	$235,000	$91,100	38.77	$241,928	$33,816	$40,744	54.3	125.0	0.14	0.14	$622	$236,476	$5.43	50.00	30	58936/862		30-300'S & 400'S LAND	401
52-25-30-354-011	23031 HARDING	08/11/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$102,600	41.88	$268,567	$17,984	$41,551	55.4	130.0	0.15	0.15	$325	$120,698	$2.77	50.00	30	58816/112		30-300'S & 400'S LAND	401
52-25-30-355-050	23011 RADCLIFT	03/15/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$89,400	35.06	$229,803	$64,637	$39,440	52.6	110.0	0.13	0.13	$1,229	$493,412	$11.33	52.00	30	59232/792		30-300'S & 400'S LAND	401
52-25-30-376-010	23060 RADCLIFT	09/24/24	$260,000	WD	03-ARM'S LENGTH	$260,000	$113,900	43.81	$250,824	$48,616	$39,440	52.6	110.0	0.13	0.13	$924	$371,115	$8.52	52.00	30	59680/753		30-300'S & 400'S LAND	401
52-25-30-377-010	23060 WILDWOOD	12/12/23	$251,000	PTA	03-ARM'S LENGTH	$251,000	$90,000	35.86	$238,449	$51,383	$38,832	51.8	110.0	0.13	0.13	$992	$398,318	$9.14	51.00	30	59075/778		30-300'S & 400'S LAND	401
52-25-30-377-023	23101 MARLOW	09/25/24	$216,000	PTA	03-ARM'S LENGTH	$216,000	$93,600	43.33	$213,597	$40,625	$38,222	51.0	110.0	0.13	0.13	$797	$322,421	$7.40	50.00	30	59688/678		30-300'S & 400'S LAND	401
52-25-30-377-027	23061 MARLOW	08/12/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$94,200	40.09	$206,716	$66,506	$38,222	51.0	110.0	0.13	0.13	$1,305	$527,825	$12.12	50.00	30			30-300'S & 400'S LAND	401
52-25-30-378-009	23080 MARLOW	10/22/24	$285,000	PTA	03-ARM'S LENGTH	$285,000	$100,600	35.30	$228,674	$94,548	$38,222	51.0	110.0	0.13	0.13	$1,855	$750,381	$17.23	50.00	30	59756/281		30-300'S & 400'S LAND	401
52-25-30-378-017	23000 MARLOW	04/09/24	$193,000	WD	03-ARM'S LENGTH	$193,000	$92,200	47.77	$204,083	$27,139	$38,222	51.0	110.0	0.13	0.13	$533	$215,389	$4.94	50.00	30	59304/22		30-300'S & 400'S LAND	401
52-25-30-378-033	23011 SUSSEX	11/29/23	$236,500	WD	03-ARM'S LENGTH	$236,500	$83,200	35.18	$225,958	$48,764	$38,222	51.0	110.0	0.13	0.13	$957	$387,016	$8.88	50.00	30	59038/138		30-300'S & 400'S LAND	401
52-25-30-379-012	23431 CHURCH	06/30/23	$204,900	PTA	03-ARM'S LENGTH	$204,900	$85,600	41.78	$226,181	$24,090	$45,371	60.5	155.0	0.18	0.18	$398	$135,337	$3.11	50.00	30	58729/803		30-300'S & 400'S LAND	401
52-25-30-380-028	23015 CHURCH	08/16/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$111,100	47.28	$246,898	$30,445	$42,343	56.5	135.0	0.16	0.16	$539	$196,419	$4.51	50.00	30	59582/30		30-300'S & 400'S LAND	401
52-25-30-380-030	23005 CHURCH	02/28/24	$251,895	PTA	03-ARM'S LENGTH	$251,895	$73,000	28.98	$209,887	$77,428	$35,420	47.2	135.0	0.12	0.12	$1,639	$624,419	$14.33	40.00	30	59200/690		30-300'S & 400'S LAND	401
52-25-30-402-004	23640 CHURCH	08/23/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$119,200	39.73	$268,148	$74,019	$42,167	56.2	109.0	0.15	0.15	$1,317	$510,476	$11.72	58.00	30	59615/857		30-300'S & 400'S LAND	401
52-25-30-402-005	23630 CHURCH	07/02/24	$290,000	PTA	03-ARM'S LENGTH	$290,000	$108,900	37.55	$233,840	$99,004	$42,844	57.1	109.0	0.15	0.15	$1,733	$682,786	$15.67	58.00	30	59483/96		30-300'S & 400'S LAND	401
52-25-30-402-018	23430 CHURCH	10/17/24	$257,000	PTA	03-ARM'S LENGTH	$257,000	$89,300	34.75	$202,928	$95,623	$41,551	55.4	130.0	0.15	0.15	$1,726	$641,765	$14.73	50.00	30	59733/262		30-300'S & 400'S LAND	401
52-25-30-403-001	14245 OAK PARK	01/10/24	$299,900	PTA	03-ARM'S LENGTH	$299,900	$110,100	36.71	$278,340	$66,871	$45,311	60.4	100.0	0.17	0.17	$1,107	$398,042	$9.14	73.00	30	59121/760		30-300'S & 400'S LAND	401
52-25-30-403-033	23491 GARDNER	01/30/25	$225,000	WD	03-ARM'S LENGTH	$225,000	$113,600	50.49	$249,773	$17,394	$42,167	56.2	109.0	0.15	0.15	$309	$119,959	$2.75	58.00	30	59981/686		30-300'S & 400'S LAND	401
52-25-30-404-020	23641 CLOVERLAWN	03/24/25	$331,000	WD	03-ARM'S LENGTH	$331,000	$126,700	38.28	$293,809	$79,720	$42,529	56.7	109.0	0.15	0.15	$1,406	$538,649	$12.37	59.00	30	60088/229		30-300'S & 400'S LAND	401
52-25-30-404-031	23461 CLOVERLAWN	08/16/23	$270,000	PTA	03-ARM'S LENGTH	$270,000	$114,100	42.26	$297,452	$14,715	$42,167	56.2	109.0	0.15	0.15	$262	$101,483	$2.33	58.00	30	58823/189		30-300'S & 400'S LAND	401
52-25-30-427-003	23630 PARKLAWN	03/26/24	$220,000	PTA	03-ARM'S LENGTH	$220,000	$89,600	40.73	$239,591	$22,938	$42,529	56.7	109.0	0.15	0.15	$405	$154,986	$3.56	59.00	30	59253/782		30-300'S & 400'S LAND	401
52-25-30-451-008	23060 CHURCH	04/03/23	$244,000	PTA	03-ARM'S LENGTH	$244,000	$82,200	33.69	$235,107	$52,776	$43,883	58.5	145.0	0.17	0.17	$902	$317,928	$7.30	50.00	30	58521/456		30-300'S & 400'S LAND	401
52-25-30-451-023	23081 KENOSHA	05/03/24	$168,300	PTA	03-ARM'S LENGTH	$168,300	$76,300	45.34	$173,696	$32,826	$38,222	51.0	110.0	0.13	0.13	$644	$260,524	$5.98	50.00	30	59358/585		30-300'S & 400'S LAND	401
52-25-30-452-002	23140 KENOSHA	04/07/23	$239,900	PTA	03-ARM'S LENGTH	$239,900	$95,000	39.60	$248,716	$31,437	$40,253	53.7	122.0	0.14	0.14	$586	$224,550	$5.15	50.00	30	58535/143		30-300'S & 400'S LAND	401
	Totals:		**$10,389,295**			**$10,389,295**	**$4,168,700**		**$10,077,331**	**$2,012,053**	**$1,700,089**	**2,266.8**		**5.97**	**5.97**									
							Sale. Ratio =>	**40.12**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**7.85**			**per FF=>**	**$888**		**per Net Acre=>**	**337,309.81**		**per SqFt=>**	**$7.74**					

30 A&W

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-30-131-011	24250 RADCLIFT	10/01/24	$205,000	PTA	03-ARM'S LENGTH	$205,000	$89,400	43.61	$207,888	$33,154	$36,042	60.6	111.0	0.14	0.14	$547	$240,246	$5.52	54.00	30EDR	59755/862		30-A&W/ED ROSE LANI	401
52-25-30-153-026	15200 MARLOW	03/29/24	$215,000	PTA	03-ARM'S LENGTH	$215,000	$76,100	35.40	$202,444	$53,175	$40,619	68.3	95.0	0.16	0.16	$779	$340,865	$7.83	71.70	30EDR	59272/180		30-A&W/ED ROSE LANI	401
52-25-30-154-011	24131 STRATFORD	12/27/23	$227,000	WD	03-ARM'S LENGTH	$227,000	$79,500	35.02	$213,530	$53,605	$40,135	67.5	95.0	0.15	0.15	$795	$350,359	$8.04	70.00	30EDR	59097/875		30-A&W/ED ROSE LANI	401
52-25-30-156-010	15221 LESLIE	02/20/25	$199,000	WD	03-ARM'S LENGTH	$199,000	$92,900	46.68	$212,776	$25,960	$39,736	66.8	97.0	0.15	0.15	$389	$173,067	$3.97	67.20	30EDR	60028/834		30-A&W/ED ROSE LANI	401
52-25-30-156-033	15130 OAK PARK	10/03/23	$216,000	WD	03-ARM'S LENGTH	$216,000	$79,400	36.76	$218,201	$41,745	$43,946	73.9	119.0	0.18	0.18	$565	$228,115	$5.24	67.00	30EDR	58928/466		30-A&W/ED ROSE LANI	401
52-25-30-156-036	15100 OAK PARK	05/22/23	$216,000	WD	03-ARM'S LENGTH	$216,000	$86,500	40.05	$228,750	$27,954	$40,704	68.4	95.0	0.16	0.16	$409	$178,051	$4.09	72.00	30EDR	58626/157		30-A&W/ED ROSE LANI	401
52-25-30-176-006	15011 NORTHFIELD	09/10/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$99,800	36.29	$227,906	$86,179	$39,085	65.7	102.0	0.15	0.15	$1,312	$582,291	$13.37	63.00	30EDR	59645/876		30-A&W/ED ROSE LANI	401
52-25-30-176-007	15001 NORTHFIELD	10/31/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$98,500	37.17	$228,102	$73,708	$36,810	61.9	105.0	0.14	0.14	$1,191	$534,116	$12.26	57.40	30EDR	59789/519		30-A&W/ED ROSE LANI	401
52-25-30-177-004	15051 MARLOW	09/12/24	$210,000	PTA	03-ARM'S LENGTH	$210,000	$92,400	44.00	$211,457	$36,475	$37,932	63.8	90.0	0.14	0.14	$572	$268,199	$6.16	66.00	30EDR	59667/49		30-A&W/ED ROSE LANI	401
52-25-30-177-020	15010 LESLIE	04/20/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$77,800	38.90	$216,978	$21,993	$38,971	65.5	95.0	0.14	0.14	$336	$152,729	$3.51	66.00	30EDR	58570/138		30-A&W/ED ROSE LANI	401
52-25-30-177-023	14540 LESLIE	05/11/23	$226,910	WD	03-ARM'S LENGTH	$226,910	$87,200	38.43	$229,825	$36,056	$38,971	65.5	95.0	0.14	0.14	$550	$250,389	$5.75	66.00	30EDR	58608/46		30-A&W/ED ROSE LANI	401
52-25-30-177-024	14530 LESLIE	03/03/25	$262,500	WD	03-ARM'S LENGTH	$262,500	$108,800	41.45	$248,052	$53,419	$38,971	65.5	95.0	0.14	0.14	$816	$370,965	$8.52	66.00	30EDR	60054/269		30-A&W/ED ROSE LANI	401
52-25-30-178-016	24030 STRATFORD	02/07/25	$230,000	WD	03-ARM'S LENGTH	$230,000	$95,100	41.35	$218,860	$51,673	$40,533	68.1	69.0	0.16	0.16	$759	$331,237	$7.60	98.30	30EDR	59992/258		30-A&W/ED ROSE LANI	401
52-25-30-178-017	15030 BISHOP	09/22/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$77,200	33.57	$207,196	$60,620	$37,816	63.6	95.0	0.14	0.14	$954	$439,275	$10.08	63.20	30EDR	58909/704		30-A&W/ED ROSE LANI	401
52-25-30-178-023	14610 BISHOP	07/12/23	$226,000	PTA	03-ARM'S LENGTH	$226,000	$81,300	35.97	$224,533	$39,283	$37,816	63.6	95.0	0.14	0.14	$618	$284,659	$6.53	63.20	30EDR	58746/809		30-A&W/ED ROSE LANI	401
52-25-30-179-021	14530 OAK PARK	03/31/25	$259,000	WD	03-ARM'S LENGTH	$259,000	$92,300	35.64	$215,364	$82,311	$38,675	65.0	95.0	0.14	0.14	$1,266	$579,655	$13.31	65.00	30EDR	60128/33		30-A&W/ED ROSE LANI	401
52-25-30-180-002	14451 NORTHFIELD	05/26/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$79,500	34.57	$219,196	$52,432	$41,628	70.0	98.0	0.16	0.16	$749	$319,707	$7.34	73.00	30EDR	58634/492		30-A&W/ED ROSE LANI	401
52-25-30-180-020	24050 MARLOW	08/21/23	$230,300	PTA	03-ARM'S LENGTH	$230,300	$82,000	35.61	$223,370	$45,128	$38,198	64.2	95.0	0.14	0.14	$703	$322,343	$7.40	64.00	30EDR	58833/858		30-A&W/ED ROSE LANI	401
52-25-30-180-030	24121 CHURCH	04/24/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$76,600	31.27	$213,960	$71,113	$40,073	67.3	110.0	0.16	0.16	$1,056	$452,949	$10.40	62.00	30EDR	58574/893		30-A&W/ED ROSE LANI	401
	Totals:		**$4,367,710**			**$4,367,710**	**$1,652,300**		**$4,168,388**	**$945,983**	**$746,661**	**1,254.9**		**2.83**	**2.83**									
							Sale. Ratio =>	**37.83**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**3.97**			**per FF=>**	**$754**		**per Net Acre=>**	**334,742.75**		**per SqFt=>**	**$7.68**					

30 ETK

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-30-126-025	15080 BURTON	11/25/24	$230,000	PTA	08-ESTATE	$230,000	$115,700	50.30	$263,371	$18,590	$51,961	51.7	116.0	0.14	0.14	$360	$134,710	$3.09	52.00	30ETK	59851/824		30-ETKIN LAND TABLE	401
52-25-30-127-011	15151 BURTON	07/03/23	$295,000	PTA	03-ARM'S LENGTH	$295,000	$98,400	33.36	$259,764	$86,453	$51,217	51.0	120.0	0.14	0.14	$1,696	$626,471	$14.38	50.00	30ETK	58714/874		30-ETKIN LAND TABLE	401
52-25-30-128-006	24700 RADCLIFT	02/05/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$124,100	41.37	$293,160	$66,930	$60,090	59.8	120.0	0.18	0.18	$1,119	$373,911	$8.58	65.00	30ETK	60052/878		30-ETKIN LAND TABLE	401
52-25-30-128-009	24630 RADCLIFT	09/10/24	$225,000	PTA	08-ESTATE	$225,000	$108,600	48.27	$257,521	$18,696	$51,217	51.0	120.0	0.14	0.14	$367	$135,478	$3.11	50.00	30ETK	59633/29		30-ETKIN LAND TABLE	401
52-25-30-129-006	24770 SUSSEX	08/14/24	$275,000	PTA	03-ARM'S LENGTH	$275,000	$103,800	37.75	$239,845	$88,538	$53,383	53.1	108.0	0.14	0.14	$1,667	$627,929	$14.42	57.00	30ETK	59579/649		30-ETKIN LAND TABLE	401
52-25-30-129-012	24710 SUSSEX	05/29/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$109,800	43.06	$256,551	$49,666	$51,217	51.0	120.0	0.14	0.14	$975	$359,899	$8.26	50.00	30ETK	59394/884		30-ETKIN LAND TABLE	401
52-25-30-130-017	24501 RADCLIFT	02/10/25	$275,000	WD	03-ARM'S LENGTH	$275,000	$114,100	41.49	$262,646	$65,320	$52,966	52.7	101.0	0.14	0.14	$1,239	$469,928	$10.79	60.00	30ETK	59989/560		30-ETKIN LAND TABLE	401
52-25-30-131-006	24500 RADCLIFT	06/30/23	$230,000	PTA	03-ARM'S LENGTH	$230,000	$99,000	43.04	$261,224	$19,993	$51,217	51.0	120.0	0.14	0.14	$392	$144,877	$3.33	50.00	30ETK	58714/875		30-ETKIN LAND TABLE	401
	Totals:		**$2,085,000**			**$2,085,000**	**$873,500**		**$2,094,082**	**$414,186**	**$423,268**	**421.2**		**1.15**	**1.15**									
							Sale. Ratio =>	**41.89**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**5.39**			**per FF=>**	**$983**		**per Net Acre=>**	**360,475.20**		**per SqFt=>**	**$8.28**					

31 PP

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-29-229-036	10101 AUSTRIAN WAY	03/07/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$92,800	36.39	$240,686	$48,784	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	59217/772		29 PINE VILLAGE CONI	407
52-25-29-229-051	24511 PINE VILLAGE	07/12/23	$237,900	PTA	03-ARM'S LENGTH	$237,900	$101,200	42.54	$230,120	$42,250	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	58746/720		29 PINE VILLAGE CONI	407
52-25-29-229-052	24521 PINE VILLAGE	10/17/24	$250,000	PTA	03-ARM'S LENGTH	$250,000	$109,000	43.60	$226,534	$57,936	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	59736/40		29 PINE VILLAGE CONI	407
52-25-29-229-080	10341 AUSTRIAN WAY	01/23/25	$235,000	WD	03-ARM'S LENGTH	$235,000	$109,100	46.43	$226,632	$42,838	$34,470	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C29PV	59975/702		29 PINE VILLAGE CONI	407
	Totals:		**$977,900**			**$977,900**	**$412,100**		**$923,972**	**$191,808**	**$137,880**	**0.0**		**0.00**	**0.00**									
							Sale. Ratio =>	**42.14**			**Average**					**Average**									
							Std. Dev. =>	**4.23**			**per FF=>**	**#DIV/0!**				**per Net Acre=>**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**					

$38,362 Land Residual Total/Total Number of Parcels

No sales using comparable land table 29 PV

31

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-31-103-015	22120 AVON	05/16/23	$250,000	PTA	03-ARM'S LENGTH	$250,000	$103,500	41.40	$271,776	$10,960	$32,736	52.0	125.0	0.16	0.16	$211	$70,710	$1.62	54.00	31	58616/3		31 LAND TABLE	401
52-25-31-103-017	22100 AVON	10/31/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$109,000	48.44	$247,029	$10,095	$32,124	51.0	125.0	0.15	0.15	$198	$67,752	$1.56	52.00	31	59786/99		31 LAND TABLE	401
52-25-31-103-031	22031 HARDING	08/05/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$99,500	41.46	$227,579	$44,390	$31,969	50.7	125.0	0.15	0.15	$875	$299,932	$6.89	51.50	31	59560/449		31 LAND TABLE	401
52-25-31-126-011	22100 STRATFORD	03/28/24	$300,000	PTA	03-ARM'S LENGTH	$300,000	$97,100	32.37	$253,081	$79,043	$32,124	51.0	130.0	0.15	0.15	$1,550	$530,490	$12.18	50.00	31	59258/34		31 LAND TABLE	401
52-25-31-126-016	22000 STRATFORD	03/08/24	$255,000	PTA	03-ARM'S LENGTH	$255,000	$89,800	35.22	$231,574	$55,550	$32,124	51.0	130.0	0.15	0.15	$1,089	$372,819	$8.56	50.00	31	59220/725		31 LAND TABLE	401
52-25-31-127-043	21901 WHITMORE	06/28/24	$234,000	PTA	03-ARM'S LENGTH	$234,000	$84,600	36.15	$187,463	$78,661	$32,124	51.0	130.0	0.15	0.15	$1,543	$527,926	$12.12	50.00	31	59480/184		31 LAND TABLE	401
52-25-31-128-008	22130 WHITMORE	01/31/25	$234,000	WD	03-ARM'S LENGTH	$234,000	$87,000	37.18	$194,927	$71,197	$32,124	51.0	130.0	0.15	0.15	$1,396	$477,832	$10.97	50.00	31	60008/380		31 LAND TABLE	401
52-25-31-128-024	21890 WHITMORE	06/01/23	$199,000	PTA	03-ARM'S LENGTH	$199,000	$80,500	40.45	$214,030	$17,094	$32,124	51.0	130.0	0.15	0.15	$335	$114,725	$2.63	50.00	31	58654/23		31 LAND TABLE	401
52-25-31-129-007	22150 SUSSEX	05/23/23	$214,900	PTA	03-ARM'S LENGTH	$214,900	$75,300	35.04	$188,946	$57,830	$31,876	50.6	128.0	0.15	0.15	$1,143	$393,401	$9.03	50.00	31	58645/659		31 LAND TABLE	401
52-25-31-129-041	22021 CHURCH	02/28/25	$209,900	WD	03-ARM'S LENGTH	$209,900	$100,200	47.74	$231,847	$10,177	$32,124	51.0	130.0	0.15	0.15	$200	$68,302	$1.57	50.00	31	60034/50		31 LAND TABLE	401
52-25-31-129-046	21951 CHURCH	11/08/24	$215,900	PTA	03-ARM'S LENGTH	$215,900	$99,700	46.18	$227,892	$20,255	$32,247	51.2	131.0	0.15	0.15	$396	$135,033	$3.10	50.00	31	59865/634		31 LAND TABLE	401
52-25-31-129-056	21831 CHURCH	12/17/24	$269,900	WD	03-ARM'S LENGTH	$269,900	$101,900	37.75	$251,099	$53,007	$34,206	54.3	134.0	0.17	0.17	$976	$313,651	$7.20	55.00	31	59923/412		31 LAND TABLE	401
52-25-31-129-074	14610 PEARSON	09/29/23	$203,000	PTA	03-ARM'S LENGTH	$203,000	$76,800	37.83	$197,599	$36,876	$31,475	50.0	120.0	0.14	0.14	$738	$257,874	$5.92	52.00	31	58917/318		31 LAND TABLE	401
52-25-31-129-084	14420 PEARSON	06/05/23	$205,000	PTA	03-ARM'S LENGTH	$205,000	$76,200	37.17	$198,566	$37,909	$31,475	50.0	120.0	0.14	0.14	$759	$265,098	$6.09	52.00	31	58663/771		31 LAND TABLE	401
52-25-31-152-039	15231 PEARSON	10/25/24	$277,000	PTA	03-ARM'S LENGTH	$277,000	$107,700	38.88	$249,808	$58,566	$31,374	49.8	124.0	0.14	0.14	$1,176	$412,437	$9.47	50.00	31	59769/410		31 LAND TABLE	401
52-25-31-154-005	21930 HARDING	08/15/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$106,300	44.29	$239,632	$32,799	$32,431	51.5	125.0	0.15	0.15	$637	$215,783	$4.95	53.00	31	59624/852		31 LAND TABLE	401
52-25-31-178-005	21730 SUSSEX	08/08/23	$253,500	PTA	03-ARM'S LENGTH	$253,500	$90,000	35.50	$251,985	$33,141	$31,626	50.2	120.0	0.15	0.15	$660	$228,559	$5.25	52.50	31	58803/286		31 LAND TABLE	401
52-25-31-178-010	21680 SUSSEX	08/29/24	$225,000	WD	03-ARM'S LENGTH	$225,000	$96,500	42.89	$224,116	$32,510	$31,626	50.2	120.0	0.15	0.15	$648	$224,207	$5.15	52.50	31	59632/508		31 LAND TABLE	401
52-25-31-178-030	21631 CHURCH	02/29/24	$245,000	PTA	03-ARM'S LENGTH	$245,000	$88,600	36.16	$235,666	$41,869	$32,535	51.6	127.0	0.15	0.15	$811	$273,654	$6.28	52.50	31	59206/392		31 LAND TABLE	401
52-25-31-201-013	22030 CHURCH	05/11/23	$182,000	PTA	03-ARM'S LENGTH	$182,000	$75,700	41.59	$196,916	$15,830	$30,746	48.8	123.0	0.14	0.14	$324	$114,710	$2.63	49.00	31	58619/483		31 LAND TABLE	401
52-25-31-202-034	22011 GARDNER	05/10/24	$223,000	WD	03-ARM'S LENGTH	$223,000	$83,800	37.58	$191,426	$64,310	$32,736	52.0	135.0	0.16	0.16	$1,238	$414,903	$9.52	50.00	31	59361/277		31 LAND TABLE	401
52-25-31-204-002	22190 CLOVERLAWN	11/27/23	$224,576	PTA	03-ARM'S LENGTH	$224,576	$95,200	42.39	$248,800	$10,966	$35,190	55.9	130.0	0.18	0.18	$196	$61,263	$1.41	60.00	31	59033/162		31 LAND TABLE	401
52-25-31-205-014	21820 CHURCH	05/28/24	$265,000	PTA	03-ARM'S LENGTH	$265,000	$109,600	41.36	$254,022	$42,225	$31,247	49.6	123.0	0.14	0.14	$851	$299,468	$6.87	50.00	31	59408/33		31 LAND TABLE	401
52-25-31-207-016	21961 CLOVERLAWN	05/31/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$74,200	37.10	$186,918	$45,818	$32,736	52.0	135.0	0.16	0.16	$882	$295,600	$6.79	50.00	31	58658/393		31 LAND TABLE	401
52-25-31-227-011	22050 WESTHAMPTON	07/12/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$121,300	42.56	$282,800	$32,178	$29,978	47.6	134.0	0.14	0.14	$676	$233,174	$5.35	45.00	31	59507/317		31 LAND TABLE	401
52-25-31-228-013	22030 RIDGEDALE	01/31/25	$249,900	WD	03-ARM'S LENGTH	$249,900	$98,200	39.30	$230,868	$46,859	$27,827	44.2	134.0	0.13	0.13	$1,061	$371,897	$8.54	41.00	31	60000/326		31 LAND TABLE	401
52-25-31-229-016	13930 PEARSON	12/04/23	$215,000	PTA	03-ARM'S LENGTH	$215,000	$79,400	36.93	$205,483	$40,789	$31,272	49.6	110.0	0.14	0.14	$822	$289,284	$6.64	56.00	31	59048/366		31 LAND TABLE	401
52-25-31-229-032	13900 PEARSON	05/02/23	$250,000	LC	03-ARM'S LENGTH	$250,000	$90,500	36.20	$234,326	$46,845	$31,171	49.5	100.0	0.14	0.14	$947	$334,607	$7.68	61.20	31	58700/8		31 LAND TABLE	401
52-25-31-231-010	21991 RIDGEDALE	03/25/25	$285,000	WD	03-ARM'S LENGTH	$285,000	$113,800	39.93	$269,267	$45,711	$29,978	47.6	134.0	0.14	0.14	$961	$331,239	$7.60	45.00	31	60089/641		31 LAND TABLE	401
52-25-31-251-006	21710 CHURCH	09/28/23	$189,500	PTA	03-ARM'S LENGTH	$189,500	$76,100	40.16	$199,748	$20,999	$31,247	49.6	123.0	0.14	0.14	$423	$148,929	$3.42	50.00	31	58932/138		31 LAND TABLE	401
52-25-31-252-032	14210 NORTHEND	09/27/23	$247,000	WD	03-ARM'S LENGTH	$247,000	$93,400	37.81	$250,735	$26,109	$29,844	47.4	110.0	0.13	0.13	$551	$202,395	$4.65	51.00	31	58959/342		31 LAND TABLE	401
52-25-31-253-003	21740 GARDNER	09/07/23	$200,000	WD	03-ARM'S LENGTH	$200,000	$83,900	41.95	$212,047	$22,287	$34,334	54.5	135.0	0.17	0.17	$409	$131,100	$3.01	55.00	31	58868/508		31 LAND TABLE	401
52-25-31-253-013	21610 GARDNER	09/19/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$123,500	41.17	$322,287	$10,449	$32,736	52.0	135.0	0.16	0.16	$201	$67,413	$1.55	50.00	31	58899/664		31 LAND TABLE	401
52-25-31-276-008	21900 RIDGEDALE	07/21/23	$240,000	PTA	03-ARM'S LENGTH	$240,000	$86,900	36.21	$234,364	$33,918	$28,282	44.9	144.0	0.13	0.13	$756	$256,955	$5.90	40.00	31	58767/455		31 LAND TABLE	401
52-25-31-276-013	21840 RIDGEDALE	05/26/23	$239,000	WD	03-ARM'S LENGTH	$239,000	$81,500	34.10	$216,860	$53,650	$31,510	50.0	106.0	0.14	0.14	$1,073	$372,569	$8.55	59.00	31	58633/760		31 LAND TABLE	401
52-25-31-276-016	21820 KIPLING	12/31/24	$246,000	WD	03-ARM'S LENGTH	$246,000	$95,800	38.94	$217,804	$59,047	$30,851	49.0	109.0	0.14	0.14	$1,206	$427,877	$9.82	55.00	31	59928/165		31 LAND TABLE	401
52-25-31-276-078	21831 COOLIDGE	05/23/24	$305,900	WD	03-ARM'S LENGTH	$305,900	$126,100	41.22	$290,365	$51,262	$35,727	56.7	134.0	0.19	0.19	$904	$277,092	$6.36	60.00	1DFUL	59384/47		31 LAND TABLE	401
52-25-31-277-008	13831 PEARSON	12/11/24	$252,500	WD	03-ARM'S LENGTH	$252,500	$109,100	43.21	$247,777	$41,759	$37,036	58.8	128.0	0.20	0.20	$710	$210,904	$4.84	67.50	31	59877/328		31 LAND TABLE	401
52-25-31-277-018	21660 PARKLAWN	05/25/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$97,600	39.84	$255,506	$20,358	$30,864	49.0	120.0	0.14	0.14	$416	$147,522	$3.39	50.00	31	58727/816		31 LAND TABLE	401
52-25-31-277-019	21650 PARKLAWN	10/24/24	$267,000	PTA	03-ARM'S LENGTH	$267,000	$106,700	39.96	$244,047	$53,817	$30,864	49.0	120.0	0.14	0.14	$1,099	$389,978	$8.95	50.00	31	59788/53		31 LAND TABLE	401
52-25-31-277-044	21620 KIPLING	02/11/25	$232,000	WD	03-ARM'S LENGTH	$232,000	$107,100	46.16	$242,616	$22,481	$33,097	52.5	138.0	0.16	0.16	$428	$142,285	$3.27	50.00	31	60007/410		31 LAND TABLE	401
52-25-31-277-045	21610 KIPLING	02/09/24	$246,900	PTA	08-ESTATE	$246,900	$95,200	38.56	$254,377	$25,786	$33,263	52.8	138.0	0.16	0.16	$488	$161,163	$3.70	50.50	31	59185/156		31 LAND TABLE	401
52-25-31-278-012	21730 WESTHAMPTON	08/24/23	$290,000	PTA	03-ARM'S LENGTH	$290,000	$91,700	31.62	$240,982	$81,754	$32,736	52.0	135.0	0.16	0.16	$1,573	$527,445	$12.11	50.00	31	58838/78		31 LAND TABLE	401
52-25-31-278-035	21700 RIDGEDALE	10/31/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$87,300	35.63	$234,942	$44,896	$34,838	55.3	139.0	0.18	0.18	$812	$255,091	$5.86	55.00	31	58983/545		31 LAND TABLE	401
52-25-31-401-002	14231 NORTHEND	01/08/25	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,600	37.44	$209,228	$72,698	$31,926	50.7	107.0	0.15	0.15	$1,435	$494,544	$11.35	60.00	31	59980/348		31 LAND TABLE	401
52-25-31-401-023	20821 KENOSHA	10/22/24	$287,000	PTA	03-ARM'S LENGTH	$287,000	$113,400	39.51	$263,340	$54,524	$30,864	49.0	120.0	0.14	0.14	$1,113	$395,101	$9.07	50.00	31	59757/145		31 LAND TABLE	401
52-25-31-401-035	14201 GREENBRIAR	02/16/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$100,400	41.83	$258,205	$12,966	$31,171	49.5	120.0	0.14	0.14	$262	$92,614	$2.13	51.00	31	59179/506		31 LAND TABLE	401
52-25-31-403-034	14060 CLOVERDALE	01/24/25	$267,500	WD	03-ARM'S LENGTH	$267,500	$94,700	35.40	$221,571	$76,900	$30,971	49.2	106.0	0.14	0.14	$1,564	$553,237	$12.70	57.00	31	59979/538		31 LAND TABLE	401
52-25-31-427-008	21400 KIPLING	07/17/23	$171,000	WD	03-ARM'S LENGTH	$171,000	$68,900	40.29	$173,520	$27,458	$29,978	47.6	134.0	0.14	0.14	$577	$198,971	$4.57	45.00	31	58749/389		31 LAND TABLE	401
52-25-31-428-026	21331 RIDGEDALE	04/10/23	$200,000	PTA	03-ARM'S LENGTH	$200,000	$76,500	38.25	$200,887	$45,923	$46,810	74.3	134.0	0.32	0.32	$618	$144,868	$3.33	103.00	31	58546/805		31 LAND TABLE	401
52-25-31-476-009	21261 KIPLING	07/26/24	$240,000	PTA	03-ARM'S LENGTH	$240,000	$94,000	39.17	$216,214	$67,543	$43,757	69.5	134.0	0.28	0.28	$972	$243,838	$5.60	90.00	31	59537/887		31 LAND TABLE	401
52-25-31-476-011	21221 KIPLING	11/13/24	$203,000	WD	03-ARM'S LENGTH	$203,000	$78,700	38.77	$191,242	$53,012	$41,254	65.5	134.0	0.25	0.25	$810	$215,496	$4.95	80.00	31	59805/494		31 LAND TABLE	401
52-25-31-477-012	21241 WESTHAMPTON	04/08/24	$270,100	PTA	03-ARM'S LENGTH	$270,100	$112,100	41.50	$267,225	$44,129	$41,254	65.5	134.0	0.25	0.25	$674	$179,386	$4.12	80.00	31	59302/292		31 LAND TABLE	401
52-25-31-477-015	21191 WESTHAMPTON	03/12/25	$186,000	WD	03-ARM'S LENGTH	$186,000	$76,700	41.24	$175,759	$51,495	$41,254	65.5	134.0	0.25	0.25	$786	$209,329	$4.81	80.00	31	60058/293		31 LAND TABLE	401
52-25-31-477-019	21121 WESTHAMPTON	06/10/24	$222,250	WD	03-ARM'S LENGTH	$222,250	$95,700	43.06	$230,985	$32,519	$41,254	65.5	134.0	0.25	0.25	$497	$132,191	$3.03	80.00	31	59434/895		31 LAND TABLE	401
52-25-31-478-005	21190 WESTHAMPTON	02/07/24	$235,000	PTA	03-ARM'S LENGTH	$235,000	$82,300	35.02	$211,547	$64,707	$41,254	65.5	134.0	0.25	0.25	$988	$263,037	$6.04	80.00	31	59163/52		31 LAND TABLE	401
52-25-31-479-001	21260 RIDGEDALE	12/19/24	$189,000	WD	03-ARM'S LENGTH	$189,000	$84,400	44.66	$196,039	$36,718	$43,757	69.5	134.0	0.28	0.28	$529	$132,556	$3.04	90.00	31	59898/488		31 LAND TABLE	401
52-25-31-481-005	20760 KIPLING	12/13/23	$245,000	PTA	03-ARM'S LENGTH	$245,000	$97,900	39.96	$264,199	$22,055	$41,254	65.5	134.0	0.25	0.25	$337	$89,654	$2.06	80.00	31	59086/363		31 LAND TABLE	401
52-25-31-481-008	20841 WESTHAMPTON	02/14/25	$235,000	WD	03-ARM'S LENGTH	$235,000	$105,400	44.85	$248,583	$22,144	$35,727	56.7	134.0	0.19	0.19	$390	$119,697	$2.75	60.00	31	60008/611		31 LAND TABLE	401
52-25-31-482-012	20751 RIDGEDALE	04/10/24	$144,000	PTA	03-ARM'S LENGTH	$144,000	$71,500	49.65	$157,887	$27,367	$41,254	65.5	134.0	0.25	0.25	$418	$111,248	$2.55	80.00	31	59296/839		31 LAND TABLE	401
52-25-31-483-003	20800 RIDGEDALE	05/20/24	$230,000	PTA	03-ARM'S LENGTH	$230,000	$102,600	44.61	$236,054	$35,200	$41,254	65.5	134.0	0.25	0.25	$538	$143,089	$3.28	80.00	31	59394/213		31 LAND TABLE	401
	Totals:		**$14,436,226**			**$14,436,226**	**$5,722,600**		**$14,012,383**	**$2,489,390**	**$2,065,547**	**3,278.6**		**10.33**	**10.33**									
							Sale. Ratio =>	**39.64**			**Average**					**Average**									
							Std. Dev. =>	**3.81**			**per FF=>**	**$759**				**per Net Acre=>**	**241,009.78**		**per SqFt=>**	**$5.53**					

32 CS

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-32-104-074	13333 W NINE MILE	12/30/24	$52,000	PTA	03-ARM'S LENGTH	$52,000	$19,600	37.69	$42,941	$16,709	$7,650	0.0	0.0	0.06	0.00	#DIV/0!	$288,086	$6.61	0.00	C32LV	59916/569		32 LAURENTIAN VILLA(	407
52-25-32-104-095	22166 DANTE	09/06/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$20,500	51.25	$46,911	$739	$7,650	0.0	0.0	0.06	0.00	#DIV/0!	$12,317	$0.28	0.00	C32LV	58871/653		32 LAURENTIAN VILLA(	407
	Totals:		**$92,000**			**$92,000**	**$40,100**		**$89,852**	**$17,448**	**$15,300**	**0.0**		**0.12**	**0.00**									
							Sale. Ratio =>	**43.59**			**Average**						**Average**								
							Std. Dev. =>	**9.59**			**per FF=>**	**#DIV/0!**			**Average**	**per Net Acre=>**	**147,864.41**		**per SqFt=>**	**$3.39**				

$8,724 Land Residual Total/Total Number of Parcels

No Sales used comparable land table 32 LV

32 LV

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-32-104-074	13333 W NINE MILE	12/30/24	$52,000	PTA	03-ARM'S LENGTH	$52,000	$19,600	37.69	$42,941	$16,709	$7,650	0.0	0.0	0.06	0.00	#DIV/0!	$288,086	$6.61	0.00	C32LV	59916/569		32 LAURENTIAN VILLA(	407
52-25-32-104-095	22166 DANTE	09/06/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$20,500	51.25	$46,911	$739	$7,650	0.0	0.0	0.06	0.00	#DIV/0!	$12,317	$0.28	0.00	C32LV	58871/653		32 LAURENTIAN VILLA(	407
	Totals:		**$92,000**			**$92,000**	**$40,100**		**$89,852**	**$17,448**	**$15,300**	**0.0**		**0.12**	**0.00**									
							Sale. Ratio =>	**43.59**			**Average**						**Average**								
							Std. Dev. =>	**9.59**			**per FF=>**	**#DIV/0!**			**Average**	**per Net Acre=>**	**147,864.41**		**per SqFt=>**	**$3.39**				

$8,724 Land Residual Total/Total Number of Parcels

32

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
52-25-32-102-007	21950 COOLIDGE	12/21/23	$115,000	PTA	03-ARM'S LENGTH	$115,000	$45,600	39.65	$136,278	$11,568	$32,846	52.6	116.0	0.13	0.13	$220	$86,977	$2.00	50.00	32	59092/154		32 LAND TABLE	401
52-25-32-102-012	21900 COOLIDGE	04/22/24	$145,000	PTA	03-ARM'S LENGTH	$145,000	$59,600	41.10	$144,328	$33,518	$32,846	52.6	116.0	0.13	0.13	$638	$252,015	$5.79	50.00	32	59323/462		32 LAND TABLE	401
52-25-32-102-014	22041 BLACKSTONE	04/19/24	$147,000	PTA	03-ARM'S LENGTH	$147,000	$62,900	42.79	$150,916	$27,875	$31,791	50.9	116.0	0.13	0.13	$548	$217,773	$5.00	48.00	32	59312/620		32 LAND TABLE	401
52-25-32-103-016	22031 DANTE	04/23/24	$165,500	PTA	03-ARM'S LENGTH	$165,500	$52,600	31.78	$131,594	$65,452	$31,546	50.5	107.0	0.12	0.12	$1,297	$532,130	$12.22	50.00	32	59316/728		32 LAND TABLE	401
52-25-32-104-006	13236 TROY	06/04/24	$154,000	PTA	03-ARM'S LENGTH	$154,000	$57,500	37.34	$140,963	$47,379	$34,342	54.9	100.0	0.13	0.13	$862	$356,233	$8.18	58.00	32	59489/108		32 LAND TABLE	401
52-25-32-104-029	21900 DANTE	03/31/25	$178,500	WD	03-ARM'S LENGTH	$178,500	$71,600	40.11	$171,406	$39,746	$32,652	52.2	107.0	0.13	0.13	$761	$310,516	$7.13	52.20	32	60096/804		32 LAND TABLE	401
52-25-32-104-052	21940 EASTWOOD	01/19/24	$160,000	WD	03-ARM'S LENGTH	$160,000	$49,200	30.75	$140,664	$50,882	$31,546	50.5	107.0	0.12	0.12	$1,008	$413,675	$9.50	50.00	32	59128/511		32 LAND TABLE	401
52-25-32-104-056	21900 EASTWOOD	01/12/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$50,400	28.80	$132,747	$73,799	$31,546	50.5	107.0	0.12	0.12	$1,462	$599,992	$13.77	50.00	32	59117/890		32 LAND TABLE	401
52-25-32-105-005	21940 VALE	11/22/24	$180,000	PTA	08-ESTATE	$180,000	$53,800	29.89	$133,061	$78,485	$31,546	50.5	107.0	0.12	0.12	$1,555	$638,089	$14.65	50.00	32	59923/610		32 LAND TABLE	401
52-25-32-126-011	12971 W NINE MILE	05/01/24	$222,000	PTA	03-ARM'S LENGTH	$222,000	$78,400	35.32	$189,296	$70,608	$37,904	60.6	70.0	0.13	0.13	$1,164	$534,909	$12.28	82.00	32	59336/274		32 LAND TABLE	401
52-25-32-126-017	22031 JEROME	02/16/24	$140,000	PTA	03-ARM'S LENGTH	$140,000	$54,800	39.14	$159,687	$18,657	$38,344	61.3	115.0	0.16	0.16	$304	$115,882	$2.66	61.00	32	59178/483		32 LAND TABLE	401
52-25-32-127-009	22040 SLOMAN	04/17/24	$207,500	PTA	03-ARM'S LENGTH	$207,500	$66,000	31.81	$182,891	$66,763	$42,154	67.4	132.0	0.19	0.19	$990	$349,545	$8.02	63.00	32	59305/156		32 LAND TABLE	401
52-25-32-129-005	12701 W NINE MILE	12/27/24	$190,000	WD	03-ARM'S LENGTH	$190,000	$85,700	45.11	$201,677	$35,423	$47,100	75.4	104.0	0.20	0.20	$470	$176,234	$4.05	84.00	32	59923/534		32 LAND TABLE	401
52-25-32-129-012	22120 CONDON	06/08/23	$143,000	PTA	03-ARM'S LENGTH	$143,000	$56,900	39.79	$167,007	$18,748	$42,755	68.4	155.0	0.21	0.21	$274	$91,010	$2.09	58.00	32	58672/558		32 LAND TABLE	401
52-25-32-130-008	21940 FERN	10/20/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$54,300	38.79	$155,926	$22,146	$38,072	60.9	130.0	0.17	0.17	$364	$132,611	$3.04	56.00	32	58965/299		32 LAND TABLE	401
52-25-32-131-006	22000 SUNSET	12/11/23	$130,000	PTA	03-ARM'S LENGTH	$130,000	$52,200	40.15	$149,376	$13,199	$32,575	52.1	83.0	0.12	0.12	$253	$113,784	$2.61	61.00	32	59066/734		32 LAND TABLE	401
52-25-32-131-026	21921 SLOMAN	01/17/25	$156,000	WD	03-ARM'S LENGTH	$156,000	$58,700	37.63	$142,542	$46,033	$32,575	52.1	83.0	0.12	0.12	$883	$396,836	$9.11	61.00	32	59955/583		32 LAND TABLE	401
52-25-32-133-005	12851 SARATOGA	11/30/23	$150,000	WD	03-ARM'S LENGTH	$150,000	$49,400	32.93	$147,403	$44,547	$41,950	67.1	107.0	0.18	0.18	$664	$254,554	$5.84	71.40	32	59039/728		32 LAND TABLE	401
52-25-32-151-005	13421 ALBANY	01/17/25	$151,000	WD	03-ARM'S LENGTH	$151,000	$62,000	41.06	$152,647	$32,028	$33,675	53.9	120.0	0.14	0.14	$594	$230,417	$5.29	50.50	32	59967/336		32 LAND TABLE	401
52-25-32-201-007	10710 TROY	11/27/23	$133,000	PTA	03-ARM'S LENGTH	$133,000	$41,000	30.83	$120,557	$43,693	$31,250	50.0	105.0	0.12	0.12	$874	$361,099	$8.29	50.00	32	59035/573		32 LAND TABLE	401
52-25-32-201-012	10630 TROY	03/20/24	$160,000	WD	03-ARM'S LENGTH	$160,000	$55,900	34.94	$160,091	$31,159	$31,250	50.0	105.0	0.12	0.12	$623	$257,512	$5.91	50.00	32	59241/660		32 LAND TABLE	401
52-25-32-201-022	10400 TROY	06/30/23	$128,000	WD	03-ARM'S LENGTH	$128,000	$52,200	40.78	$147,009	$12,241	$31,250	50.0	105.0	0.12	0.12	$245	$101,165	$2.32	50.00	32	58735/727		32 LAND TABLE	401
52-25-32-202-052	10340 CORNING	04/27/23	$128,000	PTA	03-ARM'S LENGTH	$128,000	$42,900	33.52	$125,463	$34,286	$31,749	50.8	105.0	0.12	0.12	$675	$278,748	$6.40	51.00	32	58573/847		32 LAND TABLE	401
52-25-32-202-054	10301 TROY	01/09/25	$160,000	WD	03-ARM'S LENGTH	$160,000	$57,000	35.63	$142,169	$57,848	$40,017	64.0	90.0	0.16	0.16	$903	$373,213	$8.57	75.00	32	59941/253		32 LAND TABLE	401
52-25-32-202-055	22851 MANISTEE	11/08/24	$145,000	PTA	03-ARM'S LENGTH	$145,000	$54,000	37.24	$132,853	$45,622	$33,475	53.6	90.0	0.12	0.12	$852	$367,919	$8.45	60.00	32	59792/819		32 LAND TABLE	401
52-25-32-203-023	10401 CORNING	03/28/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$44,200	34.00	$127,938	$33,312	$31,250	50.0	105.0	0.12	0.12	$666	$275,306	$6.32	50.00	32	59259/596		32 LAND TABLE	401
52-25-32-203-034	10720 SARATOGA	11/12/24	$140,000	PTA	03-ARM'S LENGTH	$140,000	$49,600	35.43	$124,909	$47,337	$32,246	51.6	105.0	0.13	0.13	$917	$378,696	$8.69	52.00	32	59819/441		32 LAND TABLE	401
52-25-32-203-037	10670 SARATOGA	12/27/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$42,700	35.58	$124,997	$27,249	$32,246	51.6	105.0	0.13	0.13	$528	$217,992	$5.00	52.00	32	59099/597		32 LAND TABLE	401
52-25-32-203-039	10650 SARATOGA	09/05/23	$230,000	WD	03-ARM'S LENGTH	$230,000	$58,200	25.30	$195,114	$67,132	$32,246	51.6	105.0	0.13	0.13	$1,301	$537,056	$12.33	52.00	32	58860/772		32 LAND TABLE	401
52-25-32-203-044	10600 SARATOGA	07/18/24	$125,000	PTA	03-ARM'S LENGTH	$125,000	$51,700	41.36	$127,063	$30,678	$32,741	52.4	105.0	0.13	0.13	$586	$239,672	$5.50	53.00	32	59527/580		32 LAND TABLE	401
52-25-32-203-053	10321 CORNING	09/21/23	$170,000	PTA	03-ARM'S LENGTH	$170,000	$54,000	31.76	$159,016	$52,098	$41,114	65.8	95.0	0.16	0.16	$792	$317,671	$7.29	75.00	32	58902/244		32 LAND TABLE	401
52-25-32-204-007	10741 SARATOGA	05/17/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$42,600	30.43	$122,097	$49,652	$31,749	50.8	105.0	0.12	0.12	$977	$403,675	$9.27	51.00	32	58637/305		32 LAND TABLE	401
52-25-32-204-009	10721 SARATOGA	09/17/24	$142,500	PTA	03-ARM'S LENGTH	$142,500	$51,000	35.79	$125,485	$49,261	$32,246	51.6	105.0	0.13	0.13	$955	$394,088	$9.05	52.00	32	59653/277		32 LAND TABLE	401
52-25-32-204-010	10711 SARATOGA	10/04/23	$134,700	WD	03-ARM'S LENGTH	$134,700	$43,000	31.92	$125,846	$41,100	$32,246	51.6	105.0	0.13	0.13	$797	$328,800	$7.55	52.00	32	58940/331		32 LAND TABLE	401
52-25-32-204-014	10651 SARATOGA	06/21/24	$150,500	PTA	03-ARM'S LENGTH	$150,500	$50,800	33.75	$127,313	$55,433	$32,246	51.6	105.0	0.13	0.13	$1,074	$443,464	$10.18	52.00	32	59447/584		32 LAND TABLE	401
52-25-32-204-022	10421 SARATOGA	09/01/23	$135,000	PTA	03-ARM'S LENGTH	$135,000	$43,700	32.37	$126,745	$40,501	$32,246	51.6	105.0	0.13	0.13	$785	$324,008	$7.44	52.00	32	58864/711		32 LAND TABLE	401
52-25-32-204-039	10660 ALBANY	04/03/24	$174,900	PTA	03-ARM'S LENGTH	$174,900	$59,100	33.79	$144,666	$65,424	$35,190	56.3	105.0	0.14	0.14	$1,162	$467,314	$10.73	58.00	32	59300/799		32 LAND TABLE	401
52-25-32-204-043	10600 ALBANY	09/06/24	$154,000	PTA	03-ARM'S LENGTH	$154,000	$50,400	32.73	$124,285	$61,961	$32,246	51.6	105.0	0.13	0.13	$1,201	$495,688	$11.38	52.00	32	59632/828		32 LAND TABLE	401
52-25-32-204-051	10300 ALBANY	07/08/24	$175,000	PTA	03-ARM'S LENGTH	$175,000	$57,100	32.63	$138,315	$69,426	$32,741	52.4	105.0	0.13	0.13	$1,325	$542,391	$12.45	53.00	32	59499/529		32 LAND TABLE	401
52-25-32-226-002	10280 TROY	01/31/24	$175,000	PTA	03-ARM'S LENGTH	$175,000	$52,000	29.71	$155,540	$64,974	$45,514	72.8	105.0	0.19	0.19	$892	$336,653	$7.73	80.00	32	59167/16		32 LAND TABLE	401
52-25-32-226-018	10050 TROY	01/03/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$44,300	34.08	$132,251	$37,357	$39,608	63.4	126.0	0.17	0.17	$589	$214,695	$4.93	60.00	32	59110/434		32 LAND TABLE	401
52-25-32-227-023	10230 CORNING	02/14/25	$155,000	WD	03-ARM'S LENGTH	$155,000	$50,500	32.58	$124,058	$62,192	$31,250	50.0	105.0	0.12	0.12	$1,244	$513,983	$11.80	50.00	32	60005/349		32 LAND TABLE	401
52-25-32-227-028	10130 CORNING	06/29/23	$145,000	PTA	03-ARM'S LENGTH	$145,000	$49,000	33.79	$139,656	$36,594	$31,250	50.0	105.0	0.12	0.12	$732	$302,430	$6.94	50.00	32	58715/57		32 LAND TABLE	401
52-25-32-228-002	22820 MANISTEE	10/11/24	$162,500	PTA	03-ARM'S LENGTH	$162,500	$56,200	34.58	$139,101	$56,874	$33,475	53.6	90.0	0.12	0.12	$1,062	$458,661	$10.53	60.00	32	59760/738		32 LAND TABLE	401
52-25-32-228-005	10251 CORNING	07/07/23	$128,000	PTA	03-ARM'S LENGTH	$128,000	$42,500	33.20	$126,317	$32,933	$31,250	50.0	105.0	0.12	0.12	$659	$272,174	$6.25	50.00	32	58732/432		32 LAND TABLE	401
52-25-32-228-007	10231 CORNING	10/31/24	$155,500	PTA	03-ARM'S LENGTH	$155,500	$60,400	38.84	$145,601	$41,149	$31,250	50.0	105.0	0.12	0.12	$823	$340,074	$7.81	50.00	32	59800/722		32 LAND TABLE	401
52-25-32-228-009	10211 CORNING	05/25/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$42,500	30.36	$120,888	$50,362	$31,250	50.0	105.0	0.12	0.12	$1,007	$416,215	$9.55	50.00	32	58660/313		32 LAND TABLE	401
52-25-32-228-019	10021 CORNING	07/12/24	$140,000	PTA	03-ARM'S LENGTH	$140,000	$51,400	36.71	$125,907	$45,236	$31,143	49.8	95.0	0.12	0.12	$908	$389,966	$8.95	53.00	32	59730/434		32 LAND TABLE	401
52-25-32-228-020	10011 CORNING	10/31/23	$210,000	PTA	03-ARM'S LENGTH	$210,000	$49,000	23.33	$173,026	$73,131	$36,157	57.9	105.0	0.15	0.15	$1,264	$504,352	$11.58	60.00	32	58986/317		32 LAND TABLE	401
52-25-32-228-036	10040 SARATOGA	11/16/23	$116,000	PTA	03-ARM'S LENGTH	$116,000	$42,800	36.90	$125,448	$23,342	$32,790	52.5	112.0	0.13	0.13	$445	$178,183	$4.09	51.00	32	59020/165		32 LAND TABLE	401
52-25-32-229-003	10280 ALBANY	08/30/23	$129,900	MLC	03-ARM'S LENGTH	$129,900	$50,500	38.88	$149,433	$20,262	$39,795	63.7	89.0	0.15	0.15	$318	$132,431	$3.04	75.00	32	58869/755		32 LAND TABLE	401
52-25-32-229-009	10201 SARATOGA	03/04/24	$142,000	PTA	03-ARM'S LENGTH	$142,000	$47,800	33.66	$135,474	$38,275	$31,749	50.8	105.0	0.12	0.12	$753	$311,179	$7.14	51.00	32	59213/349		32 LAND TABLE	401
52-25-32-229-027	10220 ALBANY	03/14/25	$139,000	WD	03-ARM'S LENGTH	$139,000	$49,800	35.83	$122,478	$47,772	$31,250	50.0	105.0	0.12	0.12	$955	$394,810	$9.06	50.00	32	60065/225		32 LAND TABLE	401
52-25-32-229-029	10200 ALBANY	03/18/24	$130,000	PTA	03-ARM'S LENGTH	$130,000	$50,300	38.69	$143,093	$18,157	$31,250	50.0	105.0	0.12	0.12	$363	$150,058	$3.44	50.00	32	59240/523		32 LAND TABLE	401
52-25-32-251-010	10721 ALBANY	02/19/25	$159,000	WD	03-ARM'S LENGTH	$159,000	$60,100	37.80	$145,425	$44,825	$31,250	50.0	105.0	0.12	0.12	$897	$370,455	$8.50	50.00	32	60015/615		32 LAND TABLE	401
52-25-32-251-015	10641 ALBANY	09/06/24	$122,000	WD	03-ARM'S LENGTH	$122,000	$54,200	44.43	$131,853	$21,397	$31,250	50.0	105.0	0.12	0.12	$428	$176,835	$4.06	50.00	32	59629/472		32 LAND TABLE	401
	Totals:		**$8,504,000**			**$8,504,000**	**$2,976,000**		**$7,987,889**	**$2,427,101**	**$1,910,990**	**3,057.6**		**7.57**	**7.57**									
							Sale. Ratio =>	**35.00**			**Average**						**Average**								
							Std. Dev. =>	**4.44**			**per FF=>**	**$794**			**Average**	**per Net Acre=>**	**320,705.73**		**per SqFt=>**	**$7.36**				

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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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table		Class
52-25-33-103-004	22820 ROSEWOOD	06/16/23	$134,000	WD	03-ARM'S LENGTH	$134,000	$54,200	40.45	$138,408	$30,709	$35,117	38.6	110.0	0.11	0.11	$796	$276,658	$6.35	44.00	33	58704/754		33	LAND TABLE	401
52-25-33-103-024	8730 SARATOGA	11/17/23	$250,500	WD	03-ARM'S LENGTH	$250,500	$85,900	34.29	$241,426	$45,052	$35,978	39.5	127.0	0.12	0.12	$1,140	$385,060	$8.84	40.00	33	59016/791		33	LAND TABLE	401
52-25-33-104-003	8601 TROY	09/08/23	$229,000	PTA	03-ARM'S LENGTH	$229,000	$83,700	36.55	$211,644	$52,328	$34,972	38.4	120.0	0.11	0.11	$1,362	$475,709	$10.92	40.00	33	58870/450		33	LAND TABLE	401
52-25-33-104-007	8571 TROY	10/09/24	$257,000	WD	03-ARM'S LENGTH	$257,000	$91,300	35.53	$236,882	$54,502	$34,384	37.8	116.0	0.11	0.11	$1,442	$509,364	$11.69	40.00	33	59714/483		33	LAND TABLE	401
52-25-33-151-005	8761 LEROY	06/02/23	$196,000	PTA	03-ARM'S LENGTH	$196,000	$69,500	35.46	$173,261	$61,584	$38,845	42.7	126.0	0.14	0.14	$1,443	$452,824	$10.40	47.00	33	58691/626		33	LAND TABLE	401
	Totals:		**$1,066,500**			**$1,066,500**	**$384,600**		**$1,001,621**	**$244,175**	**$179,296**	**197.0**		**0.58**	**0.58**										
							Sale. Ratio =>	**36.06**			**Average**			**Average**			**Average**								
							Std. Dev. =>	**2.37**			**per FF=>**	**$1,239**		**per Net Acre=>**	**420,266.78**		**per SqFt=>**	**$9.65**						