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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	Librer/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 5850/591		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	\$939	\$182,833	\$4.20	45.00	28 59440/395		28 - LAND TABLE FD	401	
52-25-28-103-020	24668 ROANOKE	06/02/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$107,000	38.49	\$255,335	\$49,280	\$37,815	44.8	128.0	0.13	0.13	\$1,101	\$373,333	\$9.57	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	\$99,000	33.88	\$266,946	\$59,367	\$39,834	47.1	128.0	0.14	0.14	\$1,472	\$502,804	\$11.64	50.00	28 59276/618		28 - LAND TABLE FD	401	
52-25-28-128-008	8441 KEMBERTON	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 KEMBERTON	03/19/24	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$120,000	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 KEMBERTON	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	10/05/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$102,500	44.18	\$254,438	\$17,996	\$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 59163/321		28 - LAND TABLE FD	401	
52-25-28-151-043	24251 ROANOKE	02/05/25	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$109,800	47.55	\$235,811	\$19,435	\$43,246	51.2	136.0	0.16	0.16	\$380	\$119,969	\$2.75	52.00	28 60059/355		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 58802/229		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 58891/823		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	\$35,865	\$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	12/11/23	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$96,200	33.88	\$244,940	\$28,440	\$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	\$41,966	48.6	88.7	0.15	0.15	\$1,043	\$344,912	\$7.92	72.00	28 59687/776		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	\$15,919	\$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	\$100,800	44.60	\$254,570	\$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	44.83	\$252,262	\$30,825	\$43,067	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	08/18/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$95,700	39.87	\$212,003	\$72,886	\$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	59.9	132.0	0.25	0.25	\$1,216	\$306,988	\$7.45	83.50	28 59931/149		28 - LAND TABLE FD	401	
52-25-28-305-012	23520 ROSEWOOD	11/27/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$103,600	36.35	\$252,817	\$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	\$98,300	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 59956/283		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	\$85,800	35.81	\$189,148	\$65,602	\$42,250	50.0	135.0	0.16	0.16	\$1,712	\$552,271	\$12.68	50.00	28 59660/337		28 - LAND TABLE FD	401	
52-25-28-351-016	23040 ROSEWOOD	08/14/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,700	47.17	\$228,369	\$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																					

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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
52-25-29-102-007	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	290P 58828/491		29 OPSPD 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	\$72,201	\$46,949	51.0	125.0	0.14	0.14	\$1,513	\$539,867	\$12.39	50.00	290P 60027/758		29 OPSPD LAND TABLE	401	
52-25-29-102-038	12831 BURTON	11/15/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$116,900	48.71	\$261,164	\$16,577	\$39,741	43.2	126.0	0.12	0.12	\$430	\$157,422	\$3.61	40.00	290P 58804/448		29 OPSPD LAND TABLE	401	
52-25-29-102-048	13520 DARTMOUTH	07/15/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$100,200	38.54	\$221,099	\$55,850	\$46,949	51.0	125.0	0.14	0.14	\$1,692	\$600,350	\$13.78	50.00	290P 58509/316		29 OPSPD 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	\$78,466	\$46,949	51.0	125.0	0.14	0.14	\$1,528	\$548,853	\$12.60	50.00	290P 59375/67		29 OPSPD 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	290P 58788/462		29 OPSPD 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	290P 58557/408		29 OPSPD 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	\$1,475	\$262,643	\$6.03	53.70	290P 58546/708		29 OPSPD 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 OPSPD 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	290P 6009/848		29 OPSPD 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	290P 58642/411		29 OPSPD 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	290P 59401/487		29 OPSPD 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	290P 58605/311		29 OPSPD LAND TABLE	401	
52-25-29-155-017	24240 EASTWOOD	12/14/23	\$245,500	PTA	03-ARM'S LENGTH	\$245,500	\$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	290P 59072/477		29 OPSPD 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	290P 60048/402		29 OPSPD LAND TABLE	401	
52-25-29-176-012	12286 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	290P 59544/670		29 OPSPD LAND TABLE	401	
52-25-29-179-025	24301 SCOTIA	08/22/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$90,200	41.32	\$205,256	\$58,766	\$44,042	47.9	110.0	0.13	0.13	\$1,228	\$466,556	\$10.71	50.00	290P 59599/44		29 OPSPD 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	290P 59973/710		29 OPSPD 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	290P 58952/18		29 OPSPD 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	290P 58905/585		29 OPSPD 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	290P 60034/669		29 OPSPD 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	290P 59633/116		29 OPSPD 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	290P 58862/196		29 OPSPD LAND TABLE	401	
52-25-29-302-015	13311 OAK PARK	11/06/23	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$88,400	35.73	\$221,375	\$75,912	\$58,287	63.4	199.0	0.22	0.22	\$1,198	\$338,893	\$7.78	49.00	290P 58993/555		29 OPSPD 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	\$69,612	\$59,827	65.0	199.0	0.23	0.23	\$1,071	\$298,845	\$6.86	51.00	290P 59224/634		29 OPSPD 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	290P 59476/806		29 OPSPD 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	290P 59467/627		29 OPSPD 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	290P 59254/806		29 OPSPD LAND TABLE	401	
52-25-29-306-005	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	\$1,069	\$419,487	\$14.22	40.00	290P 59515/377		29 OPSPD 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	290P 59150/298		29 OPSPD 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	290P 59174/842		29 OPSPD 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	290P 59283/294		29 OPSPD 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	290P 58582/1		29 OPSPD 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	290P 59297/809		29 OPSPD 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	290P 59878/233		29 OPSPD 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	290P 59118/502		29 OPSPD 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	290P 58744/717		29 OPSPD 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	290P 59474/720		29 OPSPD 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	290P 59681/201		29 OPSPD 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	290P 60005/703		29 OPSPD 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	8					

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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
52-25-29-251-009	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	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	\$34,919	49.0	110.0	0.15	0.15	\$1,357	\$446,477	\$10.25	59.00	29	58981/66		29 - LAND TABLE	401
52-25-29-255-004	24080 SCOTIA	03/29/24	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$106,800	40.32	\$260,818	\$36,330	\$36,148	51.6	144.0	0.17	0.17	\$704	\$220,152	\$5.05	50.00	29	59279/655		29 - LAND TABLE	401
52-25-29-255-005	24070 SCOTIA	01/29/25	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$99,100	41.27	\$221,314	\$42,834	\$36,148	51.6	144.0	0.17	0.17	\$529	\$259,600	\$5.96	50.00	29	59971/654		29 - LAND TABLE	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	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	\$36,148	50.9	140.0	0.16	0.16	\$733	\$231,826	\$5.32	50.00	29	58788/4		29 - LAND TABLE	401
52-25-29-277-013	24321 MAJESTIC	04/26/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$125,500	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	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	\$35,805	\$35,642	50.9	140.0	0.16	0.16	\$1,125	\$355,932	\$8.17	50.00	29	58643/216		29 - LAND TABLE	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	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	\$56,796	\$35,258	50.4	137.0	0.16	0.16	\$1,167	\$374,497	\$8.60	50.00	29	60040/389		29 - LAND TABLE	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	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	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	\$39,609	55.8	135.0	0.19	0.19	\$870	\$251,684	\$5.78	62.30	29	59540/815		29 - LAND TABLE	401
52-25-29-406-020	23400 RENSSELAER	07/31/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,600	44.47	\$238,433	\$12,602	\$36,035	51.5	135.0	0.16	0.16	\$1,292	\$361,841	\$10.47	63.00	29	59540/815		29 - LAND TABLE	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	401
52-25-29-407-008	23530 SENECA	03/22/24	\$209,500	PTA	03-ARM'S LENGTH	\$209,500	\$101,000	48.21	\$233,514	\$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	401
52-25-29-407-012	23490 SENECA	02/29/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$76,600	34.13	\$188,787	\$72,566	\$36,273	52.6	135.0	0.17	0.17	\$1,397	\$434,647	\$9.98	54.00	29	59204/464		29 - LAND TABLE	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	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	\$66,575	52.2	135.0	0.17	0.17	\$811	\$272,396	\$6.25	54.60	29	59636/114		29 - LAND TABLE	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	401
52-25-29-430-018	23440 ONEIDA	03/26/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$72,200	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	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	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	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	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	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	401
52-25-29-430-037	23431 MANISTEE	04/17/23	\$287,900	PTA	03-ARM'S LENGTH	\$287,900	\$100,500	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	401
52-25-29-430-038	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	401
52-25-29-430-040	10300 KENWOOD	07/01/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$85,000	47.68	\$185,000	\$185,000	\$35,387	50.6	138.0	0.16	0.16	\$545	\$174,513	\$4.01	50.00	29	59477/873		29 - LAND TABLE	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	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	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	59095/670		29 - LAND TABLE	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	59552/209		29 - LAND TABLE	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	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	401
52-25-29-454-011	23100 SENECA	08/23/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,100	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	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	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	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	401
52-25-29-478-011	23100 MAJESTIC	12/06/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,400	41.18	\$156,760	\$46,862	\$35,642	50.9	140.0	0.16	0.16	\$980	\$303,615	\$6.97	50.00	29	59865/90		29 - LAND TABLE	401
52-25-29-478-012	23090 MAJESTIC	07/05/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$93,000	40.00	\$218,579	\$52,863	\$35,642	50.9	140.0	0.16</										

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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
52-25-30-302-007	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	\$149,100	47.47	\$352,995	\$29,303	\$50,298	67.1	128.5	0.21	0.21	\$437	\$142,248	\$3.27	75.00	30	59599/785		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	\$98,200	39.38	\$265,723	\$24,607	\$41,430	55.2	110.0	0.14	0.14	\$445	\$175,764	\$4.03	50.00	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	48.99	\$311,073	\$14,226	\$45,299	60.4	128.0	0.17	0.17	\$236	\$85,195	\$1.96	57.00	30	59763/487		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	60072/652		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	\$36,898	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	\$113,300	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 RADCLIFF	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 RADCLIFF	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 RADCLIFF	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	59353/651		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	\$96,600	33.38	\$216,552	\$48,192	\$58,725	57.3	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	\$236,478	\$5.43	50.00	30	58936/882		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	58161/112		30-300'S & 400'S LAND 401	
52-25-30-355-050	23011 RADCLIFF	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 RADCLIFF	09/24/24	\$260,000	PTA	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	58756/281		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	59304/222		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	23451 CHURCH	06/20/23	\$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	08/19/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$78,400	47.28	\$246,896	\$30,465	\$34,843	55.9	120.0	0.16	0.16	\$539	\$196,419	\$4.51	50.00	30	59582/230		30-300'S & 400'S LAND 401	
52-25-30-380-030	23005 CHURCH	02/28/24	\$215,895	PTA	03-ARM'S LENGTH	\$215,895	\$73,000	29.98	\$209,887	\$37,428	\$35,420	47.2	135.0	0.12	0.12	\$1,639	\$624,419	\$14.33	50.00	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	\$85,623	\$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	\$398,402	\$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																				

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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
52-25-29-229-036	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	\$211	\$70,710	\$1.62	0.00	C29PV 59217/772		29 PINE VILLAGE CONT 407		401
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	\$198	\$67,752	\$1.56	52.00	C29PV 59746/720		29 PINE VILLAGE CONT 407		401
52-25-29-229-052	24521 PINE VILLAGE	10/17/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$57,536	43.60	\$226,534	\$57,536	\$34,470	0.0	0.0	0.00	0.00	\$211	\$70,710	\$1.62	0.00	C29PV 59736/40		29 PINE VILLAGE CONT 407		401
52-25-29-229-080	10341 AUSTRIAN WAY	01/23/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,100	46.43	\$228,632	\$42,938	\$34,470	0.0	0.0	0.00	0.00	\$198	\$67,752	\$1.56	52.00	C29PV 59975/702		29 PINE VILLAGE CONT 407		401
Totals:			\$977,900			\$977,900	\$412,100	42.14	\$923,972	\$191,808	\$137,880	0.0	0.0	0.00	0.00	Average per FF=>	Average per Net Acre=>	Average per SqFt=>						
								4.23																

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

No sales using comparable land table 29 PV

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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
52-25-31-103-015	22120 AVON	05/16/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$103,500	41.40	\$271,776	\$130,960	\$32,736	52.0	125.0	0.16	0.16	\$211	\$70,710	\$1.62	54.00			31 58616/3		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	\$100,956	\$32,124	51.0	125.0	0.15	0.15	\$198	\$67,752	\$1.56	52.00			31 59786/99		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		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		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		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		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		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	\$170,994	\$32,124	51.0	130.0	0.15	0.15	\$335	\$114,725	\$2.63	50.00			31 58654/23		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		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	\$101,177	\$32,124	51.0	130.0	0.15	0.15	\$200	\$68,302	\$1.57	50.00			31 60034/50		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	\$26,255	\$32,247	51.2	131.0	0.15	0.15	\$396	\$135,033	\$3.10	50.00			31 58865/634		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		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	\$31,478	50.0	120.0	0.14	0.14	\$738	\$257,874	\$5.92	52.00			31 58917/318		401
52-25-31-129-084	14420 PEARSON	06/08/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,200	37.17	\$198,566	\$37,999	\$31,478	50.0	120.0	0.14	0.14	\$759	\$285,098	\$6.09	52.00			31 58663/771		401
52-25-31-152-038	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		401
52-25-31-154-005	21930 HARDING	08/15/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$110,300	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		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		401
52-25-31-178-010	21680 SUSSEX	08/29/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,500	42.89	\$224,116	\$32,502	\$32,000	50.2	120.0	0.15	0.15	\$648	\$224,207	\$5.15	52.50			31 59632/508		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	\$41,889	\$32,535	51.6	127.0	0.15	0.15	\$811	\$273,654	\$6.28	52.50			31 59206/392		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		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		401
52-25-31-204-002	22190 CLOVERLAWN	11/27/23	\$224,576	PTA	03-ARM'S LENGTH	\$224,576	\$98,200	42.39	\$248,800	\$100,966	\$35,190	55.9	130.0	0.18	0.18	\$196	\$61,263	\$1.41	60.00			31 59033/162		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		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		401
52-25-31-227-011	22050 WESTHAMPTON	07/12/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$121,300	42.58	\$282,800	\$32,178	\$29,978	47.6	134.0	0.14	0.14	\$676	\$233,174	\$5.35	45.00			31 59607/317		401
52-25-31-228-013	22030 RIDGEDALE	01/31/25	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$99,200	39.30	\$249,900	\$46,859	\$27,827	44.2	134.0	0.13	0.13	\$1,061	\$371,897	\$8.54	41.00			31 60003/326		401
52-25-31-229-016	19390 PEARSON	10/04/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$79,400	36.93	\$205,483	\$40,789	\$31,272	48.0	110.0	0.14	0.14	\$922	\$289,284	\$6.64	56.00			31 59048/366		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	61.00			31 58700/8		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		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		401
52-25-31-252-032	14210 NORTHEM	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		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		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	\$104,499	\$32,736	52.0	135.0	0.16	0.16	\$201	\$67,413	\$1.55	50.00			31 58899/664		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		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	\$58,650	\$31,510</													

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	Efec. 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	\$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					