## 2024 RESIDENTIAL LAND VALUE STUDY

ZONE 1 Metes & Bounds & Roadside Plats, also Brentwood Farms, Meadowbrook Manor and River Ridge Estates Land Tables Study

			ZONE 1 Metes & B						nor and River	Ridge Esta	tes Land	Tables Stu	dy							
LAND RESIDUAL Parcel Number	METHOD Street Address	Metes & Bounds Lots Up To Sale Date Sale Price Inst							st Land Value —	ffor Event	Donth	Not Acres	Total Asses	Dollars/FF	Dollars/Acre -	Iollars/Carta	ctual France	ECE Aron Other Beredicine	ale Land Table	Class
08-04-400-015	Street Address 8035 N SEYMOUR RD	11/15/22 \$237,500 PTA		\$237,500	\$85,500 As	sd/Adj. Sale 36.00	\$220,864	\$30,636	st. Land Value E \$14,000	104.4	208.7	Net Acres 1.00	Total Acres 1	\$294	\$30,636	ollars/SqFt A \$1.41	ctual Front 1 104.35	ECF Area Other Parcels in S Z1	ZONE 1 RESIDENTIAL	Class 401
08-04-200-024	10163 W FRANCES RD	04/22/22 \$185,000 PTA	03-ARM'S LENGTH	\$185,000	\$80,900	43.73	\$191,969	\$9,431	\$16,400	100.0	224.0	1.00	0.52	\$94	\$9,431	\$0.42	100.00	Z1	ZONE 1 RESIDENTIAL	401
08-07-100-026	12281 W MT MORRIS RD	10/28/21 \$145,500 PTA	03-ARM'S LENGTH	\$145,500	\$62,700	43.09	\$147,974	\$17,526	\$20,000	150.0	200.0	1.00	0.69	\$117	\$17,526	\$0.58	150.00	Z1	ZONE 1 RESIDENTIAL	401
08-05-400-001	8223 NICHOLS RD	08/25/22 \$172,000 PTA	03-ARM'S LENGTH	\$172,000	\$92,100	53.55	\$182,074	\$9,926	\$20,000	100.0	425.0	1.00	0.98	\$99	\$9,926	\$0.23	100.00	Z1	ZONE 1 RESIDENTIAL	401
08-04-200-044 08-04-400-014	8391 N SEYMOUR RD 8047 N SEYMOUR RD	05/13/22 \$175,000 PTA 01/25/23 \$210,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$175,000 \$210,000	\$88,800 \$75,900	50.74 36.14	\$189,742 \$186,084	\$5,258 \$43,916	\$20,000 \$20,000	246.0 208.7	177.1 208.7	1.00 1.00	1.00 1.00	\$21 \$210	\$5,258 \$43,916	\$0.12 \$1.01	246.00 208.71	Z1 Z1	ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL	401 401
08-07-100-012	12393 W MT MORRIS RD	12/03/21 \$285,000 PTA	03-ARM'S LENGTH	\$285,000	\$101,900	35.75	\$259,383	\$45,617	\$20,000	125.0	350.0	1.00	1.00	\$365	\$45,617	\$1.05	125.00	Z1	ZONE 1 RESIDENTIAL	401
08-08-300-005	11270 W STANLEY RD	07/08/22 \$209,900 PTA	03-ARM'S LENGTH	\$209,900	\$76,100	36.26	\$223,058	\$6,842	\$20,000	150.0	300.0	1.00	1.00	\$46	\$6,842	\$0.16	150.00	Z1	ZONE 1 RESIDENTIAL	401
08-01-100-012	8440 MORRISH RD	02/14/22 \$124,000 PTA	03-ARM'S LENGTH	\$124,000	\$47,300	38.15	\$113,606	\$30,394	\$20,000	135.0	330.0	1.00	1.00	\$225	\$30,394	\$0.70	135.00	Z4	ZONE 1 RESIDENTIAL	401
08-01-300-005	7394 W MT MORRIS RD	01/23/23 \$28,000 WD	24-PARTIAL ASSESSMEN		\$19,800	70.71	\$39,985	\$8,015	\$20,000	107.0	404.0	1.00	1.00	\$75	\$8,015	\$0.18	107.00	Z4	ZONE 1 RESIDENTIAL	401
08-03-300-006	8076 N SEYMOUR RD	03/01/22 \$160,000 PTA	03-ARM'S LENGTH	\$160,000 \$1,931,900	\$78,400 \$809,400	49.00	\$175,397	\$4,603 \$212,164	\$20,000 <b>\$210,400</b>	132.0	330.0	1.00 11.00	1.00	\$35	\$4,603 \$19,288	\$0.11	132.00	Z4	ZONE 1 RESIDENTIAL	401
				<b>91,331,300</b>	\$005,400			<b>V</b> 212,204	Ų210,400			22.00			<b>\$13,200</b>					
					Sale. Ratio =>	41.90	-					19,287.64 A								
					Std. Dev. =>	9.19	<u> </u>	Metes & Bounds U					20,000 U	JSED FOR 20	24 RATES					
								as well as Brentwo Net acreage adjust												
							· ·	of this rate. Went	vith 20,000 for fin	al value, close	e to average			e.						
Not Used, Very Sn								and Residual Met												
08-01-551-014	8018 MORRISH RD	05/12/22 \$234,000 PTA	03-ARM'S LENGTH	\$234,000	\$87,000	37.18	\$204,986	\$46,014	\$17,000	80.0	125.0	1.00	0.23	\$575	\$46,014	\$4.59	80.00	Z4	ZONE 1 RESIDENTIAL	401
Vacant Land Sales	s Study	Additional Acres After The F											\$ Per Add							
Parcel Number 08-08-300-014	7180 DUFFIELD RD	Sale Date Sale Price Inst 09/07/22 \$17,900 PTA	r. Terms of Sale 03-ARM'S LENGTH	Adj. Sale \$ \$17,900	Asd. when Sold As \$10,500	sd/Adj. Sale 58.66	Cur. Appraisal \$20,980	\$17,900	(-) 1st Acre T (\$2,100)	otal Acres 1.38	Add Ac   0.38	Net Acres 1.38	Acre [	Dollars/FF I	Oollars/Acre D \$12,999	ollars/SqFt A	ctual Front I	ECF Area Other Parcels in S Z1	ale Land Table	Class
08-02-200-021	8445 MORRISH RD	04/20/21 \$18,000 PTA	03-ARM'S LENGTH	\$18,000	\$13,800	76.67	\$24,550	\$18,000	(\$2,000)	2.75	1.75	2.75	(\$1,143)		\$6,545	\$0.15	181.50	Z4	ZONE 1 RESIDENTIAL	402
08-05-200-028	NICHOLS RD	06/24/22 \$60,000 PTA	19-MULTI PARCEL ARM		\$14,800	49.33	\$29,620	\$30,000	\$10,000	4.70	3.70	4.70	\$2,703		\$6,383	\$0.15	311.00	Z1 08-05-200-027	ZONE 1 RESIDENTIAL	402
08-05-200-026	NICHOLS RD	06/23/21 \$32,500 PTA	03-ARM'S LENGTH	\$32,500	\$16,100	49.54	\$32,116	\$32,500	\$12,500	5.66	4.66	5.66	\$2,682		\$5,742	\$0.13	376.03	Z1	ZONE 1 RESIDENTIAL	402
08-05-200-025	NICHOLS RD	04/08/21 \$34,000 PTA	03-ARM'S LENGTH	\$34,000	\$16,500	48.53	\$33,000	\$34,000	\$14,000	6.00	5.00	6.00	\$2,800		\$5,667	\$0.13	397.20	Z1	ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL	402
08-05-200-025 08-05-400-027	NICHOLS RD NICHOLS RD	03/10/23 \$43,000 WD 04/21/21 \$55,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$43,000 \$55,000	\$16,500 \$21,700	38.37 39.45	\$33,000 \$43,452	\$43,000 \$55,000	\$23,000 \$35,000	6.00 10.02	5.00 9.02	6.00 10.02	\$4,600 \$3,880		\$7,167 \$5,489	\$0.16 \$0.13	397.20 330.00	Z1 Z1	ZONE 1 RESIDENTIAL	402 402
08-07-300-009	SHERIDAN RD	08/22/22 \$52,000 PTA	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$57,480	\$52,000	\$32,000	11.70	10.70	11.70	\$2,991		\$4,444	\$0.10	107.49	Z1	ZONE 1 RESIDENTIAL	402
				\$282,400	\$138,600			\$282,400	\$122,400		40.21									
					Sale. Ratio =>	49.08					\$3.044 pc	er additional	acre after the	1ct						
					Std. Dev. =>	2.45	6	2024 Rate For Add	tional Acres After	The First Full		ei auuitionai			al Acre After 1	st				
							a	and large res addit					1-7							
							Į.	The Vacant Land S												
							Ŀ	and shows \$3,567	per additional acr	e, but more w	eight is give	en to the Vac	ant Study, as t	the Vacant sa	iles seem reliab	le.				
	ACTUOD	Additional Acres After The Fit																		
LAND RESIDUAL N	Stroot Address	Sala Data Sala Brica Inst	rst/Large Residential Lots	Adi Sala ŝ	Asd when Sold A	cd/Adi Salo	Cur Appraisal	Land Recidual	( ) 1st Asro T	otal Acres	Add Ac	Slot Acros	Per Add	Dollars/FE I	Dollars / Acro D	Inlland/SuEt A	ctual Econt	ECE Area Other Barrels in S	alo Lond Toblo	Class
Parcel Number	Street Address 7221 NICHOLS RD	Sale Date Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold As	sd/Adj. Sale 38.97	Cur. Appraisal \$169.345	Land Residual \$28,155	(-) 1st Acre T \$8.155	otal Acres	Add Ac I	Net Acres		Dollars/FF I	Dollars/Acre D	ollars/SqFt A	ctual Front	ECF Area Other Parcels in S	Ide Land Table ZONE 1 RESIDENTIAL	Class 401
Parcel Number 08-08-400-004 08-06-300-002	Street Address	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA	r. Terms of Sale 03-ARM'S LENGTH	Adj. Sale \$ \$174,000 \$210,000	Asd. when Sold As \$67,800 \$92,200	sd/Adj. Sale 38.97 43.90	Cur. Appraisal \$169,345 \$230,858	\$28,155 \$6,142		otal Acres 1.25 1.50	Add Ac 0.25 0.50	Net Acres	Acre \$32,620 (\$27,716)	\$171 \$26	\$22,524 \$4,095	\$0.52 \$0.09	165.00 233.00	ECF Area Other Parcels in S Z1 Z1	ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL	401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015	7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD	Sale Date         Sale Price         Inst           03/30/22         \$174,000         PTA           07/29/21         \$210,000         PTA           02/24/23         \$199,500         PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500	\$92,200 \$74,600	43.90 37.39	\$230,858 \$174,279	\$6,142 \$47,821	\$8,155 (\$13,858) \$27,821	1.50 2.00	0.50 1.00	1.25 1.50 2.00	\$32,620 (\$27,716) \$27,821	\$26 \$290	\$4,095 \$23,911	\$0.09 \$0.55	233.00 165.00	Z1 Z4	ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL	401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD	Sale Date         Sale Price         Inst           03/30/22         \$174,000         PTA           07/29/21         \$210,000         PTA           02/24/23         \$199,500         PTA           11/16/21         \$185,000         PTA	Terms of Sale  03-ARM'S LENGTH  03-ARM'S LENGTH  03-ARM'S LENGTH  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000	\$92,200 \$74,600 \$78,400	43.90 37.39 42.38	\$230,858 \$174,279 \$195,720	\$6,142 \$47,821 \$11,880	\$8,155 (\$13,858) \$27,821 (\$8,120)	1.50 2.00 2.00	0.50 1.00 1.00	1.25 1.50 2.00 2.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120)	\$26 \$290 \$72	\$4,095 \$23,911 \$5,940	\$0.09 \$0.55 \$0.14	233.00 165.00 165.00	Z1 Z4 Z4	ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL	401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD	Sale Date         Sale Price         Inst           03/30/22         \$174,000         PTA           07/29/21         \$210,000         PTA           02/24/23         \$199,500         PTA           11/16/21         \$185,000         PTA           05/11/22         \$361,000         PTA	O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000	\$92,200 \$74,600 \$78,400 \$142,100	43.90 37.39 42.38 39.36	\$230,858 \$174,279 \$195,720 \$350,613	\$6,142 \$47,821 \$11,880 \$35,587	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587	1.50 2.00 2.00 3.00	0.50 1.00 1.00 2.00	1.25 1.50 2.00 2.00 3.00	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794	\$26 \$290 \$72 \$598	\$4,095 \$23,911 \$5,940 \$11,862	\$0.09 \$0.55 \$0.14 \$0.27	233.00 165.00 165.00 59.52	Z1 Z4 Z4 Z1	ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL	401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD	Sale Date         Sale Price         Inst           03/30/22         \$174,000         PTA           07/29/21         \$210,000         PTA           02/24/23         \$199,500         PTA           11/16/21         \$185,000         PTA	O3-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000	\$92,200 \$74,600 \$78,400	43.90 37.39 42.38	\$230,858 \$174,279 \$195,720	\$6,142 \$47,821 \$11,880	\$8,155 (\$13,858) \$27,821 (\$8,120)	1.50 2.00 2.00	0.50 1.00 1.00	1.25 1.50 2.00 2.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120)	\$26 \$290 \$72	\$4,095 \$23,911 \$5,940	\$0.09 \$0.55 \$0.14	233.00 165.00 165.00	Z1 Z4 Z4	ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL	401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-008 08-02-200-020 08-02-200-023	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8489 MORRISH RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 04/21/21 \$204,900 PTA 08/16/21 \$235,000 PTA	TERMS of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100	43.90 37.39 42.38 39.36 46.60 41.14 36.21	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841	1.50 2.00 2.00 3.00 3.87 4.29 4.31	0.50 1.00 1.00 2.00 2.87 3.29 3.31	1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088	\$26 \$290 \$72 \$598 \$51 \$99 \$129	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20	233.00 165.00 165.00 59.52 313.50 284.63	Z1 Z4 Z4 Z1 Z4 Z4 Z4	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-008 08-02-200-020 08-02-200-020 08-02-200-020 08-05-100-008	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8489 MORRISH RD 11375 W FRANCES RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/13/21 \$218,752 PTA	O3-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000 \$218,752	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80	1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90	Z1 Z4 Z4 Z1 Z4 Z4 Z4 Z1	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-02-200-008 08-02-200-020 08-02-200-023 08-05-400-028	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 11375 W FRANCES RD 8177 NICHOLS RD	Sale Date Sale Price lext 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 04/21/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/32/21 \$218,752 PTA 03/04/22 \$246,500 PTA	Terms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000 \$218,752 \$246,500	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$110,000	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142)	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97	Net Acres  1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455)	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00	Z1 Z4 Z4 Z1 Z4 Z4 Z4 Z1 Z1	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-008 08-02-200-020 08-02-200-020 08-02-200-020 08-05-100-008	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8489 MORRISH RD 11375 W FRANCES RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/13/21 \$218,752 PTA	Terms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000 \$218,752	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80	1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90	Z1 Z4 Z4 Z1 Z4 Z4 Z4 Z1	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-02-200-008 08-02-200-023 08-05-100-008 08-05-400-028 08-05-400-028 08-05-400-026	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 11375 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD	Sale Date sole Price lost 03/90/22 5174,000 PTA 07/29/21 5210,000 PTA 07/29/21 5210,000 PTA 11/16/21 5185,000 PTA 05/11/22 5361,000 PTA 04/21/21 5204,900 PTA 04/21/21 5204,900 PTA 08/16/21 5225,000 PTA 08/16/21 5225,000 PTA 05/12/22 5445,000 PTA 05/12/22 5445,000 PTA 05/12/22 5445,000 PTA	O3-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$204,900 \$235,000 \$218,752 \$246,500 \$415,000 \$399,900 \$156,000	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$110,000 \$138,500 \$153,900 \$79,900	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30	Net Acres  1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00	Z1 Z4 Z1 Z4 Z4 Z4 Z4 Z1 Z1 Z1	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-004 08-06-300-0015 08-03-200-031 08-02-200-008 08-02-200-023 08-05-100-008 08-05-400-028 08-05-400-026 08-05-200-001	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD	Sale Date Sale Price lost 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$235,000 PTA 03/04/22 \$124,500 PTA 03/04/22 \$246,500 PTA 03/04/22 \$246,500 PTA 03/12/22 \$415,000 PTA 08/15/22 \$399,000 PTA	O3-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000 \$218,752 \$246,500 \$415,000 \$399,900	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$110,000 \$138,500 \$153,900	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10	1.25 1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93	21 24 21 22 21 24 24 24 21 21 21 21	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-004 08-06-300-0015 08-03-200-031 08-02-200-008 08-02-200-023 08-05-100-008 08-05-400-028 08-05-400-026 08-05-200-001	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD	Sale Date Sale Price lost 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$235,000 PTA 03/04/22 \$124,500 PTA 03/04/22 \$246,500 PTA 03/04/22 \$246,500 PTA 03/12/22 \$415,000 PTA 08/15/22 \$399,000 PTA	O3-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$204,900 \$235,000 \$218,752 \$246,500 \$415,000 \$399,900 \$156,000	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$110,000 \$138,500 \$138,500 \$153,900 \$79,900 \$1,244,100	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81	1.25 1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93	21 24 21 22 21 24 24 24 21 21 21 21	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-004 08-06-300-0015 08-03-200-031 08-02-200-008 08-02-200-023 08-05-100-008 08-05-400-028 08-05-400-026 08-05-200-001	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD	Sale Date Sale Price lost 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$235,000 PTA 03/04/22 \$124,500 PTA 03/04/22 \$246,500 PTA 03/04/22 \$246,500 PTA 03/12/22 \$415,000 PTA 08/15/22 \$399,000 PTA	Toms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$218,752 \$246,500 \$415,000 \$399,900 \$156,000 \$3,149,552	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$110,000 \$138,500 \$79,900 \$1,244,100	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81	Net Acres 1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93	21 24 21 22 21 24 24 24 21 21 21 21	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-004 08-06-300-0015 08-03-200-031 08-02-200-008 08-02-200-023 08-05-100-008 08-05-400-028 08-05-400-026 08-05-200-001	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD	Sale Date Sale Price lost 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$235,000 PTA 03/04/22 \$124,500 PTA 03/04/22 \$246,500 PTA 03/04/22 \$246,500 PTA 03/12/22 \$415,000 PTA 08/15/22 \$399,000 PTA	Toms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$224,900 \$235,000 \$218,752 \$246,500 \$415,000 \$399,900 \$156,000 \$3,149,552	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$110,000 \$138,500 \$138,500 \$153,900 \$79,900 \$1,244,100	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81	Net Acres 1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93	21 24 21 22 21 24 24 24 21 21 21 21	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-004 08-06-300-0015 08-03-200-031 08-02-200-008 08-02-200-023 08-05-100-008 08-05-400-028 08-05-400-026 08-05-200-001	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD	Sale Date Sale Price lost 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 08/30/22 \$144,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$204,000 PTA 08/16/21 \$235,000 PTA 03/04/22 \$124,500 PTA 03/04/22 \$246,500 PTA 03/04/22 \$246,500 PTA 03/12/22 \$415,000 PTA 08/15/22 \$399,000 PTA	TOTMS of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000 \$218,752 \$246,500 \$415,000 \$399,900 \$156,000 \$3149,555 \$3149,555 \$3149,555 \$3149,555 \$3149,555	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$110,000 \$138,500 \$79,900 \$1,244,100 \$8,66	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81	Net Acres 1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93	21 24 21 22 21 24 24 24 21 21 21 21	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-031 08-08-400-023 08-02-200-030 08-02-200-023 08-02-200-023 08-05-400-026 08-05-400-026 08-05-200-01 08-04-0007	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8489 MORRISH RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD	Sale Date   Sale Price   Inst 03/30/22   \$174,000   PTA 07/29/21   \$210,000   PTA 02/24/23   \$199,500   PTA 11/16/21   \$185,000   PTA 05/11/22   \$361,000   PTA 08/30/22   \$144,000   PTA 08/16/21   \$204,900   PTA 08/16/21   \$235,000   PTA 08/16/21   \$235,000   PTA 08/15/22   \$246,500   PTA 08/15/22   \$399,900   PTA 11/02/22   \$156,000   PTA	Toms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000 \$218,752 \$246,500 \$415,000 \$399,900 \$156,000 \$3149,555 \$3149,555 \$3149,555 \$3149,555 \$3149,555	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$110,000 \$138,500 \$138,500 \$153,900 \$79,900 \$1,244,100	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22	\$230,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041	1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81	Net Acres 1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200	\$4,095 \$23,911 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93	21 24 21 22 21 24 24 24 21 21 21 21	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number  08-08-400-004  08-06-300-002  08-03-200-031  08-08-400-023  08-02-200-030  08-02-200-020  08-02-200-020  08-02-200-020  08-02-200-020  08-03-400-026  08-05-400-026	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9091 W FRANCES RD 9069 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 11375 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD	Sale Date Sale Price Inst 03/30/22 5174,000 PTA 07/29/21 5210,000 PTA 07/29/21 5210,000 PTA 02/24/23 5199,500 PTA 11/16/21 5185,000 PTA 03/11/22 5361,000 PTA 03/21/21 5204,900 PTA 03/16/21 5225,000 PTA 03/16/21 5225,000 PTA 03/16/21 5235,000 PTA 03/16/22 5246,500 PTA 03/16/22 5156,000 PTA 04/16/22 5156,000 PTA 05/16/22 5156,000 PTA	Terms of Sale  33-ARM'S LENGTH  34-ARM'S LENGTH  35-ARM'S LENGTH  35-ARM'S LENGTH  36-ARM'S LENGTH  36-ARM'S LENGTH  36-ARM'S LENGTH  36-ARM'S LENGTH  36-ARM'S LENGTH  36-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$361,000 \$144,000 \$204,900 \$235,000 \$218,752 \$246,500 \$415,000 \$399,900 \$3,149,552 \$156,000 \$3,149,552 \$16,000 \$2,149,552 \$2	\$92,200 \$77,600 \$78,400 \$142,100 \$67,100 \$84,300 \$70,200 \$110,000 \$138,500 \$138,500 \$13,900 \$1,244,100 \$6,66	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22	\$220,858 \$174,279 \$195,720 \$155,0613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,793 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770	1.50 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres	\$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.13 \$0.19	233.00 165.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21 24 21 22 21 24 24 24 21 21 21 21	ZONE 1 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-03-400-028 08-05-400-028 08-05-400-028 08-05-400-026 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8459 MORRISH RD 8459 MORRISH RD 811375 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 05/11/22 \$361,000 PTA 05/11/22 \$361,000 PTA 06/31/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$185,000 \$144,000 \$204,900 \$235,000 \$218,752 \$246,500 \$315,000 \$3,149,552 \$315,000 \$3,149,552 \$300,000 \$200,000	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$113,500 \$138,500 \$138,500 \$138,500 \$138,500 \$138,600 \$4,100 \$8,66   etes & Bounds &  Asd. when Sold A	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,8163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,306) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21 24 21 22 21 24 24 21 21 21 21 21 21 21 21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-023 08-05-200-003 08-05-400-028 08-05-400-027 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  WETHOD Street Address 11155 ANDERSON DR 5089 DW FIELD RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 08/10/22 \$144,000 PTA 08/10/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/13/21 \$218,752 PTA 03/04/22 \$145,000 PTA 08/15/22 \$415,000 PTA 11/02/22 \$156,000 PTA  Metes & Bounds Lots Up To Sale Date Sale Price Inst 12/29/21 \$195,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$1815,000 \$185,000 \$361,000 \$144,000 \$204,900 \$2285,000 \$218,752 \$246,500 \$115,000 \$31,49,552 \$319,900 \$156,000 \$3,149,552 \$40,500 \$	\$92,200 \$74,600 \$78,400 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$110,000 \$138,500 \$79,900 \$138,500 \$519,900 \$1,244,100  39,50 8,66  Asd, when Sold At \$77,500 \$48,300	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$3,306 \$15,841 \$58,163 (\$10,142) \$93,552 \$15,041 \$209,770	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres 1.00 1.00	Acre \$32,620 (\$27,716) (\$27,821 (\$8,120) (\$7,794 (\$1,371) (\$2,525 (\$5,088 \$12,117 (\$1,455) (\$7,050 \$4,017 \$983 \$3,567 \$\$	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$2,150 \$15,282 \$6,217	\$0.09 \$0.55 \$0.14 \$0.27 \$0.15 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21 24 24 21 24 24 24 21 21 21 21 21 21 21 21 21 21 21 21 21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-031 08-08-400-023 08-02-200-030 08-02-200-023 08-02-200-023 08-05-400-028 08-05-400-028 08-05-400-026 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLDWATER RD	Sale Date   Sale Price   Institute   03/30/22   \$174,000   PTA   07/29/21   \$210,000   PTA   07/29/21   \$210,000   PTA   11/16/21   \$185,000   PTA   03/11/22   \$361,000   PTA   03/10/21   \$204,900   PTA   04/21/21   \$204,900   PTA   03/16/21   \$235,000   PTA   03/16/21   \$235,000   PTA   03/16/21   \$235,000   PTA   03/16/22   \$345,000   PTA   03/16/22   \$156,000   PTA    Metes & Bounds Lots Up TO   \$10/20/21   \$195,000   PTA   11/22/21   \$195,000   PTA   03/05/22   \$309,000   PTA   03/05/22   \$309,000   PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$185,000 \$144,000 \$204,900 \$235,000 \$218,752 \$246,500 \$415,000 \$3,149,552 \$156,000 \$3,149,552 \$16,000 \$2,140,000 \$3,149,552 \$16,000 \$1,140,0	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$113,500 \$133,500 \$133,900 \$1,244,100  297,200 \$1,244,100  Asd. when Sold \$77,500 \$48,300 \$37,500	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$180,739 \$180,739 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres 1.00 1.00 1.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567	\$26 \$290 \$72 \$598 \$51 \$99 \$123 \$37 \$512 \$200 \$177	\$4,055 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$2,150 \$15,282 \$6,213 \$15,282 \$6,213 \$15,282 \$15,282 \$15,282	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21 24 24 21 24 24 24 21 21 21 21 21 21 21 21 21 21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-023 08-05-200-003 08-05-400-028 08-05-400-027 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  WETHOD Street Address 11155 ANDERSON DR 5089 DW FIELD RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 02/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 08/10/22 \$144,000 PTA 08/10/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/13/21 \$218,752 PTA 03/04/22 \$145,000 PTA 08/15/22 \$415,000 PTA 11/02/22 \$156,000 PTA  Metes & Bounds Lots Up To Sale Date Sale Price Inst 12/29/21 \$195,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$1815,000 \$185,000 \$361,000 \$144,000 \$204,900 \$2285,000 \$218,752 \$246,500 \$115,000 \$31,49,552 \$319,900 \$156,000 \$3,149,552 \$40,500 \$	\$92,200 \$74,600 \$78,400 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$110,000 \$138,500 \$79,900 \$138,500 \$519,900 \$1,244,100  39,50 8,66  Asd, when Sold At \$77,500 \$48,300	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$3,306 \$15,841 \$58,163 (\$10,142) \$93,552 \$15,041 \$209,770	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres 1.00 1.00	Acre \$32,620 (\$27,716) (\$27,821 (\$8,120) (\$7,794 (\$1,371) (\$2,525 (\$5,088 \$12,117 (\$1,455) (\$7,050 \$4,017 \$983 \$3,567 \$\$	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$2,150 \$15,282 \$6,217	\$0.09 \$0.55 \$0.14 \$0.27 \$0.15 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21 24 24 21 24 24 24 21 21 21 21 21 21 21 21 21 21 21 21 21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-021 08-05-400-028 08-05-400-028 08-05-400-028 08-05-400-027 US-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8137 NICHOLS RD 8117 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLUWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURKINER RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$186,000 \$144,000 \$204,900 \$2235,000 \$218,752 \$246,550 \$415,000 \$319,900 \$31,49,552 \$10,000 \$156,000 \$31,49,552 \$10,000 \$1	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$113,8500 \$138,500 \$138,500 \$13,900 \$1,244,100 \$8.66   **Total Control of the Control of th	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,552 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,861 \$79,360 \$56,552 \$35,041 \$469,770 \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,396) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770 \$18,500 \$18,500 \$18,500 \$23,000 \$23,000 \$23,000 \$23,000 \$18,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30 149.0 125.0 125.0 125.0 126.0 100.0	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30  Per Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$50 \$50 \$51 \$104 \$338 \$1104	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,485 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$2,150 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,839 \$15,017	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-031 08-08-400-023 08-02-200-030 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-03-400-026 08-05-400-026 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  Street Address 11155 ANDERSON OR 5089 DUFFIELD RD 9063 W COLDWATER RD 5099 W COLDWATER RD 5099 M MCKINLEY RD 7063 GILLETTE RD	Sale Date   Sale Price   Inst 03/30/22   \$174,000   PTA 07/29/21   \$210,000   PTA 07/29/21   \$210,000   PTA 02/24/23   \$199,500   PTA 11/16/21   \$185,000   PTA 08/10/21   \$361,000   PTA 08/16/21   \$235,000   PTA 08/16/21   \$235,000   PTA 08/16/21   \$235,000   PTA 08/16/21   \$235,000   PTA 08/15/22   \$346,500   PTA 08/15/22   \$399,900   PTA 11/02/22   \$156,000   PTA 11/02/22   \$156,000   PTA 08/15/21   \$195,000   PTA 08/15/21   \$195,000   PTA 08/15/22   \$309,000   PTA 08/15/22   \$309,000   PTA 08/15/22   \$300,000   PTA 08/15/21   \$300,000   PTA 08/15/21   \$300,000   PTA 08/15/21   \$300,000   PTA 08/15/21   \$300,000   PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$361,000 \$361,000 \$244,000 \$224,900 \$228,000 \$218,752 \$246,5500 \$415,000 \$31,49,552 \$31e,600 \$31,49,552  ZONE 2 M:  ZONE 2 M:  201,5000 \$300,000 \$300,000 \$310,000 \$310,000 \$310,000 \$310,000	\$92,200 \$77,400 \$78,400 \$142,100 \$44,2100 \$84,300 \$70,200 \$110,000 \$138,500 \$153,900 \$1,244,100 \$4,300 \$39,50 \$4,8,300 \$37,500 \$48,300 \$37,500 \$11,6000 \$104,900 \$59,500	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 8d/Adj. Sale 39.74 43.95 46.88 39.77 33.84	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$175,932 \$180,739 \$180,739 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770 \$469,770 \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017 \$30,182	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres 1.00 1.00 1.00 1.00 1.00 1.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,794 (\$1,45) \$7,050 \$4,017 \$983 \$3,567 \$\$  Total Acres \$0.46 0.72 0.73 1.00 0.46 0.72	\$26 \$290 \$72 \$598 \$51 \$99 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$67 \$138	\$4,055 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017 \$30,182	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21	ZONE 2 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-021 08-05-400-028 08-05-400-028 08-05-400-028 08-05-400-027 US-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8137 NICHOLS RD 8117 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLUWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURKINER RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$199,500 \$185,000 \$186,000 \$144,000 \$204,900 \$2235,000 \$218,752 \$246,550 \$415,000 \$319,900 \$31,49,552 \$10,000 \$156,000 \$31,49,552 \$10,000 \$1	\$92,200 \$74,600 \$78,400 \$142,100 \$67,100 \$84,300 \$85,100 \$70,200 \$113,8500 \$138,500 \$138,500 \$13,900 \$1,244,100 \$8.66   **Total Control of the Control of th	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,552 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,861 \$79,360 \$56,552 \$35,041 \$469,770 \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,396) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770 \$18,500 \$18,500 \$18,500 \$23,000 \$23,000 \$23,000 \$23,000 \$18,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30 149.0 125.0 125.0 125.0 126.0 100.0	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30  Per Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$50 \$50 \$51 \$104 \$338 \$1104	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,485 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$2,150 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,839 \$15,017	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-021 08-05-400-028 08-05-400-028 08-05-400-028 08-05-400-027 US-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8137 NICHOLS RD 8117 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLUWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURKINER RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Terms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$361,000 \$144,000 \$204,900 \$2235,000 \$2115,000 \$2145,000 \$3149,552 \$316,000 \$3149,552 \$316,000 \$3149,552 \$310,000 \$300,000 \$310,000	\$92,200 \$77,600 \$78,400 \$142,100 \$67,100 \$84,300 \$51,200 \$110,000 \$138,500 \$138,500 \$138,500 \$1,244,100 \$39,50 \$8.66  **Part & Bounds & S77,500 \$48,300 \$37,500 \$116,000 \$37,500 \$116,000 \$518,100 \$38,96	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,552 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770  Land Residual E \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017 \$30,182 \$141,417	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,504 \$209,770  st. Land Value E \$16,500 \$18,500 \$18,500 \$23,000 \$18,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres 1.00 1.00 1.00 1.00 1.00 1.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567	\$26 \$290 \$72 \$598 \$51 \$99 \$143 \$37 \$512 \$200 \$177 \$512 \$200 \$177 \$103 \$57 \$104 \$338 \$150 \$302	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$5,598 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,83 \$15,017 \$30,182 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-021 08-05-400-028 08-05-400-028 08-05-400-028 08-05-400-027 US-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8137 NICHOLS RD 8117 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLUWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURKINER RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Terms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$361,000 \$361,000 \$244,000 \$224,900 \$235,000 \$218,752 \$246,500 \$3149,500 \$3149,500 \$3149,502 \$316,000 \$31,000 \$310,000 \$310,000 \$310,000 \$310,000 \$310,000 \$310,000 \$319,0000 \$319,0000 \$319,0000 \$319,0000 \$319,9000 \$319,0000 \$310,00	\$92,200 \$77,600 \$78,400 \$142,100 \$67,100 \$84,300 \$70,200 \$110,000 \$138,500 \$153,900 \$153,900 \$1,244,100 \$48,300 \$37,500 \$48,300 \$37,500 \$11,6000 \$1	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$275,732 \$388,148 \$180,739 \$18	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770    Control of the state of the s	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$15,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770  st. Land Value E \$16,500 \$18,500 \$18,500 \$18,500 \$23,000 \$20,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 1.01 16.30 er Add Acres 1.00 1.00 1.00 1.00 1.00 7.00	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$50 \$50 \$51 \$104 \$338 \$1104	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$5,598 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,83 \$15,017 \$30,182 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-021 08-05-400-028 08-05-400-028 08-05-400-028 08-05-400-027 US-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8137 NICHOLS RD 8117 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLUWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURKINER RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Terms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$361,000 \$144,000 \$204,900 \$2235,000 \$2115,000 \$2145,000 \$3149,552 \$316,000 \$3149,552 \$316,000 \$3149,552 \$310,000 \$300,000 \$310,000	\$92,200 \$77,600 \$78,400 \$142,100 \$67,100 \$84,300 \$51,200 \$110,000 \$138,500 \$138,500 \$138,500 \$1,244,100 \$39,50 \$8.66  **Part & Bounds & S77,500 \$48,300 \$37,500 \$116,000 \$37,500 \$116,000 \$518,100 \$38,96	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739 \$275,522 \$388,148 \$122,183 \$122,183 \$26,255 \$293,759 \$296,167 \$147,983 \$176,818	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770    Land Residual   Experiment	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770  st. Land Value E \$16,500 \$18,500 \$18,500 \$18,500 \$23,000 \$20,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00 1.00 20,202.43 A	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567 \$\$  Total Acres \$0.46 0.72 0.73 1.00 0.46 0.47 0.86	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$67 \$104 \$338 \$150 \$302	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$5,598 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,83 \$15,017 \$30,182 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-021 08-05-400-028 08-05-400-028 08-05-400-028 08-05-400-027 US-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8137 NICHOLS RD 8117 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLUWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURKINER RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Terms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$361,000 \$144,000 \$204,900 \$2235,000 \$2115,000 \$2145,000 \$3149,552 \$316,000 \$3149,552 \$316,000 \$3149,552 \$310,000 \$300,000 \$310,000	\$92,200 \$77,600 \$78,400 \$142,100 \$67,100 \$84,300 \$51,200 \$110,000 \$138,500 \$138,500 \$138,500 \$1,244,100 \$39,50 \$8.66  **Part & Bounds & S77,500 \$48,300 \$37,500 \$116,000 \$37,500 \$116,000 \$518,100 \$38,96	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739 \$275,522 \$388,148 \$122,183 \$122,183 \$26,255 \$293,759 \$296,167 \$147,983 \$176,818	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770  Land Residual E \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017 \$30,182 \$141,417	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770  st. Land Value E \$16,500 \$18,500 \$18,500 \$18,500 \$23,000 \$20,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30 125.0 125.0 125.0 125.0 100.0 100.0	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00 1.00 20,202.43 A	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567 \$\$  Total Acres \$0.46 0.72 0.73 1.00 0.46 0.47 0.86	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$67 \$104 \$338 \$150 \$302	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$5,598 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,83 \$15,017 \$30,182 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-021 08-05-400-028 08-05-400-028 08-05-400-026 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 8177 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLDWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURNER RD 7463 GILLETTE RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Terms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$361,000 \$144,000 \$204,900 \$2235,000 \$2115,000 \$2145,000 \$3149,552 \$316,000 \$3149,552 \$316,000 \$3149,552 \$310,000 \$300,000 \$310,000	\$92,200 \$77,600 \$78,400 \$142,100 \$67,100 \$84,300 \$51,200 \$110,000 \$138,500 \$138,500 \$138,500 \$1,244,100 \$39,50 \$8.66  **Part & Bounds & S77,500 \$48,300 \$37,500 \$116,000 \$37,500 \$116,000 \$518,100 \$38,96	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739 \$275,522 \$388,148 \$122,183 \$122,183 \$26,255 \$293,759 \$296,167 \$147,983 \$176,818	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770    Land Residual   Experiment	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770  st. Land Value E \$16,500 \$18,500 \$18,500 \$18,500 \$23,000 \$20,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30 125.0 125.0 125.0 125.0 100.0 100.0	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00 1.00 20,202.43 A	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567 \$\$  Total Acres \$0.46 0.72 0.73 1.00 0.46 0.47 0.86	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$67 \$104 \$338 \$150 \$302	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$5,598 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,83 \$15,017 \$30,182 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-031 08-08-400-023 08-02-200-030 08-02-200-023 08-02-200-023 08-05-400-028 08-05-400-028 08-05-400-026 08-05-400-027 08-05-400-027 08-05-400-027 08-05-400-027 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 81137 KICHOLS RD 8101 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLDWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURNER RD 7463 GILLETTE RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 11/16/21 \$185,000 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$246,500 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 11/02/22 \$156,000 PTA 08/15/21 \$209,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$199,900 PTA 09/05/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$361,000 \$144,000 \$204,900 \$2235,000 \$2115,000 \$2145,000 \$3149,552 \$316,000 \$3149,552 \$316,000 \$3149,552 \$310,000 \$300,000 \$310,000	\$92,200 \$77,600 \$78,400 \$142,100 \$67,100 \$84,300 \$51,200 \$110,000 \$138,500 \$138,500 \$138,500 \$1,244,100 \$39,50 \$8.66  **Part & Bounds & S77,500 \$48,300 \$37,500 \$116,000 \$37,500 \$116,000 \$518,100 \$38,96	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 Roadside P	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$275,522 \$388,148 \$180,739 \$275,522 \$388,148 \$122,183 \$122,183 \$26,255 \$293,759 \$296,167 \$147,983 \$176,818	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770    Land Residual   Experiment	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,936) \$8,306 \$16,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770  st. Land Value E \$16,500 \$18,500 \$18,500 \$18,500 \$23,000 \$20,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30 125.0 125.0 125.0 125.0 100.0 100.0	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pe	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00 1.00 20,202.43 A	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567 \$\$  Total Acres \$0.46 0.72 0.73 1.00 0.46 0.47 0.86	\$26 \$290 \$72 \$598 \$51 \$99 \$129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$67 \$104 \$338 \$150 \$302	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$5,598 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$15,282 \$6,217 \$11,645 \$29,241 \$33,83 \$15,017 \$30,182 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-015 08-03-200-031 08-08-400-023 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-02-200-020 08-05-100-008 08-05-400-028 08-05-400-028 08-05-400-026 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8459 MORRISH RD 8459 MORRISH RD 8459 MORRISH RD 8177 NICHOLS RD 8101 NICHOLS RD 8101 NICHOLS RD 8101 NICHOLS RD 8101 NICHOLS RD 9089 N SEYMOUR RD  METHOD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLDWATER RD 5409 N MCKINLEY RD 7463 GILLETTE RD 6405 TURNER RD 7463 GILLETTE RD 7463 GILLETTE RD 7463 GILLETTE RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 07/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 08/16/21 \$361,000 PTA 08/16/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/15/22 \$399,900 PTA 11/02/22 \$156,000 PTA  Metes & Bounds Lots Up TO Sale Date Sale Price Inst 12/29/21 \$195,000 PTA 09/16/21 \$199,900 PTA 09/16/21 \$300,000 PTA 09/21/21 \$300,000 PTA 09/21/21 \$300,000 PTA 07/22/22 \$190,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$185,000 \$185,000 \$185,000 \$144,000 \$214,000 \$224,900 \$218,752 \$246,500 \$215,000 \$156,000 \$3149,552 \$31e,Ratio => \$5td. Dev. =>  ZONE 2 Mi  20NE 2 Mi	\$92,200 \$74,600 \$78,400 \$78,400 \$142,100 \$84,300 \$85,100 \$70,200 \$113,8500 \$133,800 \$133,900 \$1,244,100 \$8,66   **Total Annual A	43.90 37.39 42.38 39.36 46.60 41.14 36.21 33.37 38.48 51.22 Roadside P sd/Adj. Sale 39.74 43.95 46.88 38.67 33.84 41.03 39.16	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$180,739 \$180,739 \$180,739 \$180,739 \$180,739	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770 \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017 \$30,182 \$141,417	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,396) \$3,366 \$15,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770  \$15,500 \$18,500 \$18,500 \$18,500 \$23,000 \$22,000 \$18,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30 125.0 125.0 125.0 125.0 100.0 100.0	0.50 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pc  135.0 250.0 181.5 160.7 200.0 181.5 160.7 200.0 334.0	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,371) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567   Total Acres 0.46 0.72 0.73 1.00 0.46 0.77 0.86  AVERAGE 20,200 U  d Sales of 1 Ac	\$26 \$290 \$72 \$598 \$51 \$99 \$1129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$67 \$103 \$338 \$150 \$302	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$2,150 \$15,282 \$6,217 \$11,645 \$13,833 \$15,012 \$29,241 \$33,833 \$15,012 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.10 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05 \$0.7 \$0.7 \$0.7 \$0.7 \$0.7 \$0.7 \$0.7 \$0.7	233.00 165.00 59.52 313.50 284.63 284.63 263.00 155.00 282.93 197.43	21 24 21 24 24 24 24 24 21 21 21 21 21 21 21 21 22 22	ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401
Parcel Number 08-08-400-004 08-06-300-002 08-03-200-031 08-08-400-023 08-02-200-030 08-02-200-023 08-02-200-023 08-05-400-028 08-05-400-028 08-05-400-026 08-05-400-027 08-05-400-027 08-05-400-027 08-05-400-027 08-05-200-001 08-04-400-047	Street Address 7221 NICHOLS RD 8134 SHERIDAN RD 9991 W FRANCES RD 9969 W FRANCES RD 11212 W STANLEY RD 8133 W FRANCES RD 8133 W FRANCES RD 8133 W FRANCES RD 8137 W FRANCES RD 8137 W FRANCES RD 81137 KICHOLS RD 8101 NICHOLS RD 8101 NICHOLS RD 11267 W FRANCES RD 8089 N SEYMOUR RD  Street Address 11155 ANDERSON DR 5089 DUFFIELD RD 9063 W COLDWATER RD 5409 N MCKINLEY RD 7063 GILLETTE RD 6405 TURNER RD 7463 GILLETTE RD	Sale Date Sale Price Inst 03/30/22 \$174,000 PTA 07/29/21 \$210,000 PTA 07/29/21 \$210,000 PTA 07/24/23 \$199,500 PTA 11/16/21 \$185,000 PTA 08/10/22 \$144,000 PTA 08/10/21 \$204,900 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/16/21 \$235,000 PTA 08/13/21 \$218,752 PTA 03/04/22 \$246,500 PTA 03/04/22 \$136,000 PTA 11/02/22 \$156,000 PTA 04/06/21 \$195,000 PTA 04/06/21 \$195,000 PTA 04/06/21 \$195,000 PTA 04/06/21 \$109,900 PTA 05/05/22 \$80,000 PTA 06/05/21 \$310,000 PTA 07/22/22 \$190,000 PTA	Torms of Sale  03-ARM'S LENGTH	\$174,000 \$210,000 \$210,000 \$1815,000 \$1815,000 \$361,000 \$144,000 \$224,900 \$224,900 \$235,000 \$2138,752 \$246,500 \$3156,000 \$3149,552 \$316,000 \$31,49,552 \$316,000 \$31,40,500 \$31,40,500 \$31,40,000 \$310,000 \$310,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000 \$145,000 \$310,000	\$92,200 \$77,400 \$78,400 \$142,100 \$44,2100 \$84,300 \$110,000 \$138,500 \$153,900 \$1,244,100 \$4,300 \$77,500 \$4,800 \$37,500 \$11,6000 \$37,500 \$11,6000 \$38,560 \$14,400 \$518,100 \$38,560 \$14,400 \$518,100	43.90 37.39 42.38 39.36 46.60 41.14 36.21 32.09 44.62 33.37 38.48 51.22 8d/Adj. Sale 39.74 43.95 46.88 38.67 33.84 41.03 39.16	\$220,858 \$174,279 \$195,720 \$350,613 \$155,398 \$205,148 \$226,765 \$173,069 \$274,790 \$377,532 \$388,148 \$180,739 \$165,218 \$122,183 \$162,183 \$122,183 \$122,183 \$124,798 \$124,798 \$127,883 \$12	\$6,142 \$47,821 \$11,880 \$35,587 \$16,064 \$28,306 \$36,841 \$78,163 \$9,858 \$79,360 \$56,552 \$35,041 \$469,770 \$15,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017 \$30,182 \$141,417	\$8,155 (\$13,858) \$27,821 (\$8,120) \$15,587 (\$3,336) \$8,306 \$15,841 \$58,163 (\$10,142) \$59,360 \$36,552 \$15,041 \$209,770  st. Land Value E \$16,500 \$18,500 \$18,500 \$23,000 \$23,000 \$218,000 \$17,000	1.50 2.00 3.00 3.87 4.29 4.31 5.80 7.97 9.42 10.10 16.30    ffec. Front 149.0 125.0 175.0 280.0 100.0 100.0 100.0 100.0  latted Roadsig* lots for calcu	0.50 1.00 1.00 2.00 2.87 3.29 3.31 4.80 6.97 8.42 9.10 15.30 58.81 \$3,567 Pc  Depth 135.0 250.0 181.5 160.7 200.0 204.7 373.0	Net Acres 1.25 1.50 2.00 2.00 3.00 3.00 3.00 3.87 4.29 4.31 5.80 7.98 9.42 10.10 16.30 er Add Acres  Net Acres 1.00 1.00 1.00 1.00 1.00 1.00 1.00 20,202.43 A	Acre \$32,620 (\$27,716) \$27,821 (\$8,120) \$7,794 (\$1,37) \$2,525 \$5,088 \$12,117 (\$1,455) \$7,050 \$4,017 \$983 \$3,567 \$\$  Total Acres \$1 0.46 0.72 0.73 1.00 0.46 0.77 0.86 \$\$  AVERAGE \$20,200 L\$  AVERAGE \$20,200 L\$  and \$1 0.00	\$26 \$290 \$72 \$598 \$51 \$99 \$1129 \$143 \$37 \$512 \$200 \$177 \$103 \$50 \$67 \$104 \$338 \$150 \$302	\$4,095 \$23,910 \$5,940 \$11,862 \$4,151 \$6,598 \$8,548 \$13,476 \$1,237 \$8,425 \$5,599 \$2,150 \$1,282 \$6,217 \$11,645 \$29,241 \$33,833 \$15,017 \$30,182 \$20,202	\$0.09 \$0.55 \$0.14 \$0.27 \$0.15 \$0.20 \$0.31 \$0.03 \$0.19 \$0.13 \$0.05	233.00 165.00 165.00 59.52 313.50 284.63 284.63 546.90 263.00 155.00 282.93 197.43	21	ZONE 2 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL ZONE 2 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 1 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401 401 401 401 401 401 401 401 401

Parcel Number 08-10-400-029	Street Address 7254 GILLETTE RD	Sale Date Sale Price Instr 05/25/22 \$25,000 PTA	03-ARM'S LENGTH	Adj. Sale \$ \$25,000	Asd. when Sold As \$0	0.00	Cur. Appraisal \$26,354	\$25,000	(-) 1st Acre 1 \$4,800	otal Acres 2.29	Add Ac 1.29	Net Acres 2.29	\$3,720.93	#REF!	\$10,917	Sollars/SqFt 3 \$0.25	229.20	Z2		ZONE 2 RESIDENTIAL	Class 401
08-20-100-020 08-18-200-015	W COLDWATER RD 6285 DUFFIELD RD	05/13/21 \$15,000 PTA 02/18/22 \$26,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$15,000 \$26,000	\$12,400 \$13,300	82.67 51.15	\$23,702 \$25,600	\$15,000 \$26,000	(\$5,200) \$5,800	1.27 2.00	0.27 1.00	1.27 2.00	(\$19,259.26) \$5,800.00	#REF! #REF!	\$11,811 \$13.000	\$0.27 \$0.30	164.00 148.00	Z2 Z2		ZONE 2 RESIDENTIAL ZONE 2 RESIDENTIAL	402 402
08-10-200-013	GILLETTE RD	02/25/22 \$76,800 PTA	03-ARM'S LENGTH	\$76,800	\$28,400	36.98	\$61,454	\$76,800	\$56,600	15.79	14.79	15.79	\$3,826.91	#REF!	\$4,864	\$0.11	413.85	Z1		ZONE 2 RESIDENTIAL	402
08-20-400-033	DILLON RD	08/30/21 \$16,000 PTA	32-SPLIT VACANT	\$16,000 \$158,800	\$0 \$54,100	0.00	\$32,100	\$16,000 \$158,800	\$16,000 \$78,000	4.50	4.50 21.85	4.50	\$3,555.56	Purchaed As A	Additional Land			Z2		ZONE 2 RESIDENTIAL	402
										2 560 70 1	Per additiona	al acre after t	ha firet								
								2024 Rate For Addi				il acre arter t		Per Addition	nal Acre After 1	st					
							a   1	ind large res additi The Vacant Land Sa	les Study Shows						s also calculated	i,					
I AND RESIDUAL MI							<u>į k</u>	out more weight is	given to the Vaca	int Land Sale	es Study, as th			reliable.							
Parcel Number	Street Address	Additional Acres After The Fir Sale Date Sale Price Instr	. Terms of Sale	Adj. Sale\$	Asd. when Sold As	sd/Adj. Sale (	Cur. Appraisal	Land Residual	(-) 1st Acre 1	otal Acres	Add Ac	Net Acres	\$ Per Add Acre	Dollars/FF	Dollars/Acre D	Oollars/SqFt /	Actual Front	ECF Area C	Other Parcels in Sale	Land Table	Class
08-27-502-017 08-19-100-021	4414 N SEYMOUR RD 5470 SHERIDAN RD	12/17/21 \$175,000 PTA 04/04/22 \$230.000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$175,000 \$230,000	\$72,000 \$93,700	41.14 40.74	\$179,618 \$221,484	\$21,495 \$34,394	\$1,295 \$14,194	1.85 2.11	0.85 1.11		\$1,532.54 \$12,822.04	\$158 \$98	\$11,650 \$16.324	\$0.27 \$0.37	136.00 350.00	Z2 Z2		ZONE 2 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401
08-19-300-016	12388 W CARPENTER RD	09/19/22 \$319,300 PTA	03-ARM'S LENGTH	\$319,300	\$132,800	41.59	\$334,811	\$10,554	(\$9,646)	2.18	1.18	2.18	(\$8,181.51)	\$47	\$4,844	\$0.11	225.19	Z2		ZONE 2 RESIDENTIAL	401
08-20-400-027 08-19-300-011	11150 W CARPENTER RD 12418 W CARPENTER RD	05/27/22 \$330,000 PTA 11/04/22 \$204,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$330,000 \$204,000	\$108,500 \$75,600	32.88 37.06	\$326,741 \$193,419	\$29,743 \$38,339	\$9,543 \$18,139	2.34 2.83	1.34 1.83	2.34 2.83	\$7,121.64 \$9,912.02	\$46 \$144	\$12,711 \$13.547	\$0.29 \$0.31	640.00 265.37	Z2 Z2		ZONE 2 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401
08-20-200-022	11017 W COLDWATER RD	06/23/22 \$193,000 PTA	03-ARM'S LENGTH	\$193,000	\$69,100	35.80	\$160,999	\$62,073	\$41,873	3.72	2.72		\$15,394.49	\$248	\$16,686	\$0.38	250.00	Z2		ZONE 2 RESIDENTIAL	401
08-21-526-005	10075 W COLDWATER RD	07/26/22 \$249,900 PTA	03-ARM'S LENGTH	\$249,900	\$86,200	34.49	\$217,271	\$64,229	\$44,029	4.80	3.80		\$11,586.58	\$389 #REF!	\$13,381	\$0.31	165.00	Z2SUB		ZONE 2 RESIDENTIAL	401
08-19-526-016 08-30-200-022	5377 DUFFIELD RD 4465 DUFFIELD RD	02/09/22 \$30,000 PTA 12/17/21 \$340,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$30,000 \$340,000	\$15,900 \$130,300	53.00 38.32	\$31,700 \$327,573	\$30,000 \$46,893	\$9,800 \$26,693	4.85 5.41	3.85 4.41	4.85 5.41	\$2,545.45 \$6,052.83	#KEF! \$120	\$6,186 \$8,668	\$0.14 \$0.20	165.00 390.00	Z2SUB Z2		ZONE 2 RESIDENTIAL ZONE 2 RESIDENTIAL	402 401
08-21-200-005	9591 PINE NEEDLE TRL	10/12/21 \$80,000 PTA	03-ARM'S LENGTH	\$80,000	\$27,400	34.25	\$53,836	\$80,000	\$59,800	12.86	11.86	12.86	\$5,042.16	\$235	\$6,221	\$0.14	341.00	NDLS		ZONE 2 RESIDENTIAL	401
08-20-200-005 08-30-300-001	5384 DILLON RD 4240 SHERIDAN RD	03/31/23 \$272,000 PTA 01/10/23 \$380,000 OTH	03-ARM'S LENGTH 03-ARM'S LENGTH	\$272,000 \$380,000	\$77,300 \$114,800	28.42 30.21	\$171,862 \$332,683	\$172,972 \$156,117	\$152,772 \$135,917	20.17 34.00	19.17 33.00		\$7,970.57 \$4,118.70	\$413 \$194	\$8,577 \$4,592	\$0.20 \$0.11	419.03 805.00	Z2 Z2		ZONE 2 RESIDENTIAL ZONE 2 RESIDENTIAL	401 401
				\$2,803,200	\$1,003,600			\$746,809	\$504,409		85.11										
				Sale. Ratio => Std. Dev. =>	35.80 7.73					\$5,926.69 I	Per additiona	l acre after tl	he first								
				_	ONE 3 Metes &	Bounds & R	oadside Plat	s Land Tables S	Study												
Parcel Number	Street Address	Metes & Bounds Lots Up To 2 Sale Date Sale Price Instr	. Terms of Sale		Asd. when Sold As	sd/Adj. Sale (	Cur. Appraisal	Land Residual E	st. Land Value E	ffec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre D	Oollars/SqFt	Actual Front	ECF Area O	Other Parcels in Sale	Land Table	Class
08-32-400-001 08-34-400-007	3259 DILLON RD 9110 W POTTER RD	06/02/21 \$221,500 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$221,500	\$88,700	40.05	\$223,755	\$22,745	\$25,000	100.0 135.0	250.0 250.0	1.00	0.57 0.72	\$227 \$151	\$22,745 \$20,367	\$0.92 \$0.65	100.00 135.00	Z3 Z3		ZONE 3 RESIDENTIAL ZONE 3 RESIDENTIAL	401 401
08-32-200-020	11247 W PIERSON RD	03/04/22 \$209,900 PTA 12/15/21 \$247,000 PTA	03-ARM'S LENGTH	\$209,900 \$247,000	\$85,200 \$93,500	40.59 37.85	\$214,533 \$250,827	\$20,367 \$23,173	\$25,000 \$27,000	105.0	420.0	1.00 1.00	1.00	\$221	\$20,367	\$0.53	105.00	Z3		ZONE 3 RESIDENTIAL	401
08-33-400-009	10108 W POTTER RD	06/17/22 \$174,900 PTA	03-ARM'S LENGTH	\$174,900	\$74,100	42.37	\$175,463	\$26,489	\$27,052	132.0	333.0	1.00	1.02	\$201	\$26,489	\$0.60	132.00	Z3		ZONE 3 RESIDENTIAL	401
08-32-578-016 08-36-554-003	3171 DILLON RD 7366 W POTTER RD	05/09/22 \$242,000 PTA 05/28/21 \$190,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$242,000 \$190,000	\$97,400 \$79,500	40.25 41.84	\$245,267 \$198,414	\$18,733 \$13,586	\$22,000 \$22,000	100.0 100.0	400.0 200.0	1.00 1.00	0.92 0.46	\$187 \$136	\$18,733 \$13,586	\$0.47 \$0.68	100.00 100.00	Z3SUB Z3SUB		ZONE 3 RESIDENTIAL ZONE 3 RESIDENTIAL	401 401
08-34-300-013	3241 N SEYMOUR RD	07/16/21 \$191,000 PTA	03-ARM'S LENGTH	\$191,000	\$61,700	32.30	\$160,335	\$55,665	\$25,000	175.0	216.0	1.00	0.40	\$318	\$55,665	\$1.47	175.00	Z3		ZONE 3 RESIDENTIAL	401
				\$1,476,300	\$580,100			\$180,758				7.00			25,822.57						
					ale. Ratio =>	39.29	-					25,822.57		UCED FOR 2	024 DATES						
				5'	td. Dev. =>	5.47		Metes & Bounds U Net acreage adjust	ed to 1 on smalle		aide Subs		26,000	USED FOR 20	UZ4 KATES						
							<u>[</u>	or calculation of that and Residual Met		ack of vacan	t land sales o	of 1 Ac or less	5.								
LAND RESIDUAL M	ETHOD	Additional Acres After The Fi	rst/Large Residential Lot	is									\$ Per Add								
Parcel Number 08-36-551-011	Street Address 3064 MORRISH RD	Sale Date Sale Price Instr 06/01/22 \$250,000 PTA	Terms of Sale 03-ARM'S LENGTH			sd/Adj. Sale ( 44.80	Cur. Appraisal		(-) 1st Acre 1 \$23,280	otal Acres	Add Ac 7.00	Net Acres	Acre	Dollars/FF	Dollars/Acre D	Oollars/SqFt			Other Parcels in Sale	Land Table	Class
08-31-100-002	12357 W PIERSON RD	11/10/21 \$144,600 PTA	03-ARM'S LENGTH	\$250,000 \$144,600	\$112,000 \$57,000	39.42	\$235,220 \$140,210	\$49,280 \$32,196	\$6,196	8.00 1.31	0.31	8.00 1.31	\$3,325.71 \$19,987.10	\$103 \$100	\$24,577	\$0.14 \$0.56	480.00 322.00	Z3SUB Z3		ZONE 3 RESIDENTIAL ZONE 3 RESIDENTIAL	401 401
08-32-100-004	3346 DUFFIELD RD	11/18/21 \$199,900 PTA	03-ARM'S LENGTH	\$199,900	\$84,500	42.27	\$209,039	\$28,261	\$2,261	5.00	4.00	5.00	\$565.25	\$166	\$5,652	\$0.13	170.00	Z3		ZONE 3 RESIDENTIAL	401
08-36-300-024 08-32-100-023	3305 LONGVIEW DR 3290 DUFFIELD RD	05/13/22 \$277,500 PTA 09/20/22 \$520,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$277,500 \$520,000	\$115,600 \$211,100	41.66 40.60	\$270,015 \$512,738	\$49,357 \$55,322	\$23,357 \$29,322	6.72 9.10	5.72 8.10	6.72 9.10	\$4,083.39 \$3,620.00	\$105 \$264	\$7,345 \$6.079	\$0.17 \$0.14	470.00 209.33	Z3 Z3		ZONE 3 RESIDENTIAL ZONE 3 RESIDENTIAL	401 401
08-33-100-006	10401 W PIERSON RD	06/01/22 \$150,000 PTA	03-ARM'S LENGTH	\$150,000	\$69,100	46.07	\$152,642	\$64,658	\$38,658	16.50	15.50	16.50	\$2,494.06	\$249	\$3,919	\$0.09	260.00	Z3		ZONE 3 RESIDENTIAL	401
				\$1,542,000	\$649,300			\$279,074	\$123,074		40.6		\$3,029.14								
					ale. Ratio => td. Dev. =>	42.11 0.90	6	2024 Rate For Addi	tional Acres Afte	The First Fu	II Acre	3,029.14	Per Additiona \$3.100		st nal Acre After 1	st					
								and large res additi The Vacant Land Sa	ional acres			Dor Addition	and Agra, But a	nly contains	1 calo						
							į	More weight is give						my contains	1 50101						
Vacant Land Study 08-32-400-037	3243 DILLON RD	Additional Acres After The Fir 10/26/21 \$43,000 PTA		\$43,000	\$20,000	46.51	\$40,000	\$43,000	\$17,000	6.00	5.0	6.00	\$3,400.00	#RFFI	\$7.167	\$0.16	467.00	Z3		ZONE 3 RESIDENTIAL	402
00 32 400 037	SEAS BILLOWING	10/20/21 \$45,000 11/1	OS FILLET S LEITOTT	\$45,000	\$20,000	40.31	<b>\$-10,000</b>	\$45,500	Ų17,000	0.00	5.0	0.00	<i>\$3,400.00</i>		\$7,107	90.10	407.00			zone snesibennike	402
				<u>z</u>	ONE 5 Metes &	Bounds & R	oadside Plat	s Land Tables S	Study												
Parcel Number	Street Address	Metes & Bounds Lots Up To: Sale Date Sale Price Insti	. Terms of Sale	l <u>e Subs</u> Adj. Sale \$ 1	Asd. when Sold As	sd/Adj. Sale (	Cur. Appraisal		st. Land Value E	ffec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre D	Oollars/SqFt	Actual Front	ECF Area C	Other Parcels in Sale	Land Table	Class
08-24-100-002 08-23-200-024	7495 W COLDWATER RD 5290 DELAND RD	10/27/21 \$188,000 PTA 02/18/22 \$148,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$188,000 \$148,000	\$75,100 \$51,000	39.95 34.46	\$190,753 \$127,388	\$20,247 \$43,612	\$23,000 \$23,000	80.0 100.0	240.0 233.0	1.00 1.00	0.44 0.50	\$253 \$436	\$20,247 \$43,612	\$1.06 \$2.00	80.00 100.00	Z5 Z5		ZONE 5 RESIDENTIAL ZONE 5 RESIDENTIAL	401 401
08-23-200-006	5474 DELAND RD	08/06/21 \$170,000 PTA	03-ARM'S LENGTH	\$170,000	\$60,900	35.82	\$152,928	\$42,072	\$25,000	100.0	220.0	1.00	0.51	\$421	\$42,072	\$1.91	100.00	Z5		ZONE 5 RESIDENTIAL	401
08-23-200-008	5454 DELAND RD 7373 W STANLEY RD	11/23/22 \$185,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$185,000	\$82,400	44.54	\$196,779	\$13,221	\$25,000	100.0 100.0	220.0 230.0	1.00	0.51	\$132 \$39	\$13,221 \$3,932	\$0.60 \$0.15	100.00	Z5 Z5		ZONE 5 RESIDENTIAL	401 401
08-13-100-003 08-14-400-019	7373 W STANLEY RD 8158 W COLDWATER RD	10/08/21 \$210,000 PTA 01/31/23 \$192,500 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$210,000 \$192,500	\$87,500 \$73,400	41.67 38.13	\$221,068 \$179,033	\$3,932 \$39,467	\$15,000 \$26,000	100.0	230.0 330.0	1.00 1.00	0.60	\$39 \$395	\$3,932 \$39,467	\$0.15 \$1.20	100.00	Z5 Z5		ZONE 5 RESIDENTIAL ZONE 5 RESIDENTIAL	401 401
08-14-300-009	6048 N MCKINLEY RD	09/13/21 \$139,900 PTA	03-ARM'S LENGTH	\$139,900	\$48,100	34.38	\$118,791	\$47,109	\$26,000	100.0	396.0	1.00	0.91	\$471	\$47,109	\$1.19	100.00	Z5		ZONE 5 RESIDENTIAL	401
08-22-400-018	5225 N MCKINLEY RD 5457 JOHNSON RD	04/15/22 \$215,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$215,000	\$82,100	38.19	\$195,716	\$45,284 \$42,136	\$26,000	155.0 176.0	272.2 247.5	1.00	0.95 1.00	\$292 \$239	\$45,284 \$42,136	\$1.09 \$0.97	155.00 176.00	Z5		ZONE 5 RESIDENTIAL	401
08-24-100-039 08-24-200-033	5305 N ELMS RD	11/14/22 \$161,500 PTA 03/17/23 \$200,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$161,500 \$200,000	\$52,400 \$92,700	32.45 46.35	\$145,364 \$221,818	\$42,136 \$4,182	\$26,000 \$26,000	176.0 124.0	247.5 351.0	1.00 1.00	1.00	\$239 \$34	\$42,136 \$4,182	\$0.97 \$0.10	176.00 124.00	Z5 Z5		ZONE 5 RESIDENTIAL ZONE 5 RESIDENTIAL	401 401
08-11-400-023	8058 W STANLEY RD	08/27/21 \$145,000 PTA	03-ARM'S LENGTH	\$145,000	\$59,700	41.17	\$164,406	\$6,828	\$26,234	134.0	350.0	1.09	1.09	\$51	\$6,264	\$0.14	134.00	Z5		ZONE 5 RESIDENTIAL	401
08-23-577-009 08-23-577-014	8121 W CARPENTER RD 8071 W CARPENTER RD	09/29/22 \$185,000 PTA 12/15/22 \$184,900 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$185,000 \$184,900	\$76,900 \$74,600	41.57 40.35	\$184,334 \$178,933	\$20,666 \$25,967	\$20,000 \$20,000	100.0 100.0	200.0 200.0	1.00 1.00	0.46 0.46	\$207 \$260	\$20,666 \$25,967	\$1.03 \$1.30	100.00	Z5 Z5		FLUSHING MEADOWS FLUSHING MEADOWS	401 401
08-23-577-014 08-23-577-015	8061 W CARPENTER RD	09/28/21 \$170,000 PTA	03-ARM'S LENGTH	\$184,900	\$64,200	40.35 37.76	\$178,933	\$25,967 \$26,724	\$20,000	100.0	200.0	1.00	0.46	\$260	\$25,967	\$1.30 \$1.34	100.00	Z5 Z5		FLUSHING MEADOWS	401
08-14-551-013	6035 DELAND RD	01/27/22 \$135,000 PTA	03-ARM'S LENGTH	\$135,000	\$40,500	30.00	\$118,712	\$36,288	\$20,000	90.0	225.0	1.00	0.47	\$403	\$36,288	\$1.79	90.00	Z5		ZONE 5 RESIDENTIAL	401
08-24-501-002 08-13-552-005	7385 W COLDWATER RD 7482 W COLDWATER RD	10/05/22 \$150,000 WD 03/25/22 \$180,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$150,000 \$180,000	\$64,500 \$77,900	43.00 43.28	\$154,004 \$197,687	\$15,996 <b>\$7,313</b>	\$20,000 \$25,000	196.6 100.0	114.0 280.0	1.00 1.00	0.51 0.64	\$81 \$73	\$15,996 \$7,313	\$0.71 \$0.26	196.64 100.00	Z5 Z5		ZONE 5 RESIDENTIAL ZONE 5 RESIDENTIAL	401 401
00-13-JJZ-003	AND AN COPDANNIEU KD	23/23/22 3100,000 WD	22-VIVIAL 2 FEMOLIA	7100,000	, , , JUU	73.20	7,007	47,313	723,000	100.0	200.0	1.00	0.04	2/3	71,010	QU.20	100.00	40		FORE STRESHDENTIME	401

08-12-576-012 08-13-552-023	7139 N ELMS RD 6169 JOHNSON RD	12/20/21 \$162,000 PTA 11/11/22 \$148,500 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$162,000 \$148,500 \$3,270,300	\$54,700 \$72,800 \$1,291,400	33.77 49.02	\$135,115 \$173,041	\$46,885 \$1,459 \$489,388	\$20,000 \$26,000	100.0 100.0	280.0 445.0	1.00 1.00 19.09	0.64 1.02	\$469 \$15	\$46,885 \$1,459	\$1.67 \$0.03	100.00 100.00	Z5 Z5		ZONE 5 RESIDENTIAL ZONE 5 RESIDENTIAL	401 401
				Sale. Ratio => Std. Dev. =>	39.49 6.42			Ne fo	etes & Bounds Up et acreage adjuste r calculation of thi	d to 1 on sma s rate.	d Platted Ro aller lots				JSED FOR 2024	RATES					
cant Land Sale -24-100-029	JOHNSON RD	07/19/21 \$15,000 PTA	03-ARM'S LENGTH	\$15,000	\$13,000	86.67	\$26,000	\$15,000	e Land Residual St	100.0	440.0	ea Due To La	1.00	\$150	\$15,000	\$0.34	100.00	Z5		ZONE 5 RESIDENTIAL	402
ND RESIDUAL N	Street Address	Additional Acres After The Fi Sale Date Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold As		Cur. Appraisal	Land Residual I	.R (-) 1st Acre To		Add Ac	Net Acres		Dollars/FF	Dollars/Acre [	Dollars/SqFt A	ctual Front	ECF Area O	ther Parcels in Sale	Land Table	Cl
1-24-100-033 1-11-300-008 1-11-300-015 1-11-400-015 1-12-100-019 1-12-300-007 1-24-576-002 1-24-200-035 1-24-400-008 1-13-200-043 1-24-400-001	7349 W COLDWATER RD 7160 N MCKINLEY RD 8270 W STANLEY RD 8008 W STANLEY RD 7335 JOHNSON RD 7208 JOHNSON RD 7208 W CARPENTER RD 7105 W COLDWATER RD 5057 N ELMS RD 6277 N ELMS RD 7227 W CARPENTER RD	12/16/21 \$100,000 PTA 08/04/22 \$277,000 PTA 04/12/22 \$277,450 PTA 07/20/22 \$210,000 PTA 02/16/22 \$210,000 PTA 02/02/23 \$179,000 PTA 02/02/23 \$179,000 PTA 03/24/23 \$380,000 PTA 03/24/23 \$380,000 PTA 03/24/23 \$390,000 WD	03-ARM'S LENGTH	\$100,000 \$270,000 \$277,450 \$210,000 \$315,000 \$210,000 \$379,000 \$389,000 \$360,000 \$390,000 \$3,295,450	\$43,800 \$89,800 \$103,600 \$62,900 \$93,500 \$70,200 \$74,200 \$159,600 \$167,500 \$246,900 \$130,300 \$1,242,300	43.80 33.26 37.34 29.95 29.68 33.43 41.45 41.03 46.53 41.50 33.41	\$105,734 \$234,481 \$273,351 \$201,420 \$299,922 \$198,595 \$173,586 \$381,829 \$395,182 \$582,272 \$366,199	\$25,466 \$71,919 \$40,499 \$44,980 \$51,478 \$48,117 \$43,194 \$52,853 \$37,618 \$119,744 \$99,201 \$635,069	\$466 \$46,919 \$15,499 \$19,980 \$26,478 \$23,117 \$18,194 \$27,853 \$12,618 \$94,744 \$74,201 \$360,069	3.00 5.00 5.00 5.00 5.00 5.12 5.26 8.57 19.00 32.16 20.00	2.00 4.00 4.00 4.00 4.12 4.26 7.57 18.00 31.16 19.00	3.00 5.00 5.00 5.00 5.12 5.26 8.57 19.00 32.16 20.00	\$233.00 \$11,729.75 \$3,874.75 \$4,995.00 \$6,619.50 \$5,610.92 \$4,270.89 \$3,679.39 \$701.00 \$3,040.56 \$3,905.32	\$176 \$189 \$186 \$273 \$312 \$288 \$241 \$529 \$21 \$1,497 \$150	\$8,489 \$14,384 \$8,100 \$8,996 \$10,296 \$9,398 \$8,212 \$6,167 \$1,980 \$3,723 \$4,960	\$0.19 \$0.33 \$0.19 \$0.21 \$0.24 \$0.22 \$0.19 \$0.14 \$0.05 \$0.09 \$0.04	145.00 380.00 217.80 165.00 167.19 179.00 100.00 1,777.00 80.00 660.00	25 25 25 25 25 25 25 25 25 25 25 25 25 2		ZONE 5 RESIDENTIAL	40 40 40 40 40 40 40 40 40 40
				Sale. Ratio => Std. Dev. =>	37.70 7.35			024 Rate For Adding large res addit	itional Acres After ional acres			er Additiona	\$3,500		al Acre After 1	lst					
									ales Study Shows A d to backup the \$3				esidual Study	ı.							
/acant Land Sale :     Parcel Number 18-23-200-046 18-12-300-040 18-11-300-019 18-14-300-047 18-14-300-046 18-14-551-030	Study Street Address  W COLDWATER RD 7239 JOHNSON RD N MCKINLEY RD 6237 DELAND RD 6129 DELAND RD 8350 W COLDWATER RD	Additional Acres After The Fir Sale Date Sale Price institution of the	Terms of Sale  03-ARM'S LENGTH	Adj. Sale \$ \$58,000 \$59,000 \$165,000 \$12,000 \$15,000 \$19,500	Asd. when Sold A: \$22,200 \$23,400 \$44,900 \$0 \$0 \$0	38.28 39.66 27.21 0.00 0.00 0.00	\$44,408 \$46,800 \$96,620 \$43,212 \$47,398 \$61,282	\$58,000 \$59,000 \$165,000 \$12,000 \$15,000 \$19,500	\$33,000 \$34,000 \$140,000 (\$13,000) (\$10,000) (\$5,500) \$178,500	8.31 9.00 33.10 2.00 2.51 2.85	7.31 8.00 32.10 1.00 1.51 1.85 51.77	Net Acres	\$ Per Add Acre \$4,516.22 \$4,250.00 \$4,361.37 (\$13,000.00) (\$6,622.52) (\$2,972.97) (\$9,467.90)	Dollars/FF  #REF! #REF! #REF! #REF! #REF! #REF!	\$6,982 \$6,556 \$4,985 \$6,000 \$5,976 \$6,842	\$0.16 \$0.15 \$0.11 \$0.14 \$0.14 \$0.16	209.70 66.00 735.00 175.00 66.00 60.00	ECF Area	ther Parcels in Sale	Land Table  ZONE 5 RESIDENTIAL	402 402 403 403 403 403 403
													Acre After 1s								
Parcel Number -04-200-012 -04-200-018 -36-577-003 -22-554-018	METHOD  Street Address  8492 N SEYMOUR RD  8396 N SEYMOUR RD 7296 RIVER RD  5064 N SEYMOUR RD  8406 N SEYMOUR RD	Metes & Bounds Lots Up To- Sale Date Sale Price Inst 06/01/21 5238,000 PTA 09/27/22 5175,900 PTA 03/31/33 5276,000 PTA 10/31/22 5119,900 PTA 12/17/21 \$185,000 PTA		Adj. Sale \$ \$238,000 \$175,900 \$276,000 \$119,900 \$185,000	\$72,000 \$68,900 \$124,200 \$64,100 \$68,100	E Metes & E 3d/Adj. Sale 30.25 39.17 45.00 53.46 36.81	Sounds & Roa S185,647 \$156,754 \$292,748 \$145,015 \$175,117	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903	st. Land Value Et \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$56,020	100.0 158.3 90.0 100.0 139.00	Depth 435.6 210.6 387.2 196.0 366.00	1.00 1.00 1.00 1.00 1.00	1.00 0.62 0.80 0.55 1.17	\$1,074 \$468 \$425 \$299 \$474	\$107,353 \$74,146 \$38,252 \$29,885 \$56,327	S2.46 \$2.75 \$1.10 \$1.25 \$1.29	100.00 158.27 90.00 100.00 139.00	ECF Area O TWSPR TWSPR TWSPR TWSPR TWSPR TWSPR	ther Parcels in Sale	Land Table TOWNSHIP RIVER FROI	NTAG 40 NTAG 40 NTAG 40
Parcel Number 3-04-200-012 3-04-200-018 3-36-577-003 3-22-554-018	Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 7296 RIVER RD 5064 N SEYMOUR RD	Sale Date         Sale Price         Inst           06/01/21         \$238,000         PTA           09/27/22         \$175,900         PTA           03/31/23         \$276,000         PTA           10/31/22         \$119,900         PTA	O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH O3-ARM'S LENGTH	Adj. Sale \$ \$238,000 \$175,900 \$276,000 \$119,900	\$72,000 \$68,900 \$124,200 \$64,100	30.25 39.17 45.00 53.46	Cur. Appraisal \$185,647 \$156,754 \$292,748 \$145,015 \$175,117	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903 \$315,539	\$55,000 \$55,000 \$55,000 \$55,000 \$56,020 \$70 1 Acre and Pled to 1 on smaller	100.0 158.3 90.0 100.0 139.00	210.6 387.2 196.0 366.00	1.00 1.00 1.00 1.00 1.17 5.17	1.00 0.62 0.80 0.55 1.17	\$1,074 \$468 \$425 \$299 \$474	\$107,353 \$74,146 \$38,252 \$29,885 \$56,327	\$2.46 \$2.75 \$1.10 \$1.25	100.00 158.27 90.00 100.00	TWSPR TWSPR TWSPR TWSPR	ther Parcels in Sale	TOWNSHIP RIVER FROI TOWNSHIP RIVER FROI TOWNSHIP RIVER FROI TOWNSHIP RIVER FROI	NTAG 40: NTAG 40: NTAG 40:
Parcel Number 3-04-200-012 3-04-200-018 3-36-577-003 3-22-554-018 3-04-200-042	Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 7296 RIVER RD 5064 N SEYMOUR RD 8406 N SEYMOUR RD	Sale Date Sale Price Inst 06/01/21 5238,000 PTA 09/27/22 5175,900 PTA 03/31/23 5276,000 PTA 10/31/22 5119,900 PTA 12/17/21 5185,000 PTA	r. Terms of Sale  03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$	\$72,000 \$72,000 \$68,900 \$124,200 \$64,100 \$68,100 \$397,300	30.25 39.17 45.00 53.46	Cur. Appraisal \$185,647 \$156,754 \$292,748 \$145,015 \$175,117	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903 \$315,539	\$55,000 \$55,000 \$55,000 \$55,000 \$56,020 \$70 1 Acre and Pled to 1 on smaller	100.0 158.3 90.0 100.0 139.00	210.6 387.2 196.0 366.00	1.00 1.00 1.00 1.00 1.17 5.17 61,032.69 //	1.00 0.62 0.80 0.55 1.17 AVERAGE 61,000 River Frontage	\$1,074 \$468 \$425 \$299 \$474 USED FOR 20	\$107,353 \$74,146 \$38,252 \$29,885 \$56,327	\$2.46 \$2.75 \$1.10 \$1.25	100.00 158.27 90.00 100.00	TWSPR TWSPR TWSPR TWSPR	ther Parcels in Sale	TOWNSHIP RIVER FROI TOWNSHIP RIVER FROI TOWNSHIP RIVER FROI TOWNSHIP RIVER FROI	NTAG 40: NTAG 40: NTAG 40:
LAND RESIDUALS Parcel Number 88-04-200-012 88-04-200-013 88-36-577-003 88-22-554-018 808-04-200-042  Parcel Number 88-22-200-021 88-15-200-025 88-10-400-020 88-10-400-020 88-10-400-020 88-15-200-045 88-11-400-003	Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 7296 RIVER RD 5064 N SEYMOUR RD 8406 N SEYMOUR RD	Sale Date         Sale Price         Inst           06/01/21         \$238,000         PTA           09/27/22         \$175,900         PTA           03/31/23         \$276,000         PTA           10/31/22         \$119,900         PTA	rs Terms of Sale 03-ARM'S LENGTH	Adj. Sale \$	\$72,000 \$72,000 \$68,900 \$124,200 \$64,100 \$68,100 \$397,300	30.25 39.17 45.00 53.46 36.81	Cur. Appraisal \$185,647 \$156,754 \$292,748 \$145,015 \$175,117	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903 \$315,539 letes & Bounds U let acreage adjust or calculation of the Land Residual	\$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$56,020 \$70 1 Acre and Pled to 1 on smaller	100.0 158.3 90.0 100.0 139.00	210.6 387.2 196.0 366.00	1.00 1.00 1.00 1.00 1.17 5.17 61,032.69 or Township Of Vacant Lar	1.00 0.62 0.80 0.55 1.17 AVERAGE 61,000 River Frontage	\$1,074 \$468 \$425 \$299 \$474 USED FOR 20	\$107,353 \$74,146 \$38,252 \$29,885 \$56,327	\$2.46 \$2.75 \$1.10 \$1.25	ttual Front 111.39 227.00 265.00 298.00 734.00 300.00 300.00 210.00 298.00 734.00 300.00 150.	TWSPR TWSPR TWSPR TWSPR TWSPR	ther Parcels in Sale	TOWNSHIP RIVER FROI	Cla NTAG 401 NTAG 401
AND RESIDUALS  AND RESIDUALS  Parent Number  AND RESIDUALS  Parent Number  222-200-021  315-200-035  322-200-041  3115-200-035  322-200-064	METHOD  Street Address 409 N SEYMOUR RD 8396 N SEYMOUR RD 7296 RIVER RD 5064 N SEYMOUR RD 8406 N SEYMOUR RD 8406 N SEYMOUR RD 8406 N SEYMOUR RD 95275 CONESTOGA DR 6461 N MCKINLEY RD 9220 ASPEN LN 6283 N MCKINLEY RD 9232 VISTA DEL ARROYA 7217 N MCKINLEY RD 6321 N MCKINLEY RD 6321 N MCKINLEY RD	Sale Date Sale Price Inst 06/01/21 5238,000 PTA 09/27/22 \$175,900 PTA 09/31/23 \$276,000 PTA 10/31/22 \$175,000 PTA 12/17/21 \$185,000 PTA 12/17/21 \$185,000 PTA  Additional Acres After The Fi Sale Date Sale Price Inst 10/03/22 \$434,999 PTA 05/02/22 \$315,000 PTA 09/30/21 \$550,000 PTA 09/30/21 \$550,000 PTA 09/30/21 \$550,000 PTA 12/01/21 \$265,000 PTA	rs Terms of Sale 03-ARM'S LENGTH	de Subs  AdJ. Sale \$	Asd. when Sold As 572,000 \$68,900 \$124,200 \$68,100 \$68,100 \$397,300 \$39,94 \$4.64 \$4.	sd/Adj. Sale 30.25 39.17 45.00 53.46 36.81 40.62 27.87 58.34 34.64 38.88 39.02 39.74 48.24	Cur. Appraisal \$185,647 \$156,754 \$292,748 \$145,015 \$175,117  Cur. Appraisal \$419,985 \$272,883 \$224,070 \$489,967 \$337,430 \$261,306 \$355,716 \$398,026 \$297,034	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903 \$315,539 \$16tes & Bounds U let acreage adjust or calculation of the Land Residual \$72,954 \$103,117 \$14,810 \$72,954 \$103,117 \$14,810 \$77,954 \$103,117 \$14,810 \$77,954 \$103,117 \$14,810 \$77,954 \$132,491 \$79,6267	st. Land Value Et \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$56,020 \$10.00 \$10.	ifec. Front 100.0 158.3 90.0 100.0 139.00 139.00 139.00 139.00 2.01 2.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75	210.6 387.2 196.0 366.00 366.00 Add Ac 0.49 1.00 1.48 1.51 2.30 3.36 6.00 13.72 49.61	1.00 1.00 1.00 1.107 5.17 61,032.69 or Township Of Vacant Lar Net Acres 1.49 2.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75	1.00 0.62 0.80 0.55 1.17 AVERAGE 61,000 River Frontage and Sales of 1.4 \$ Per Add Acre 24,395.92 42,117.00 (31,209.46) 41,783.44 4,073.91 5,313.69 3,214.00 4,248.83 3,619.80 97,557.14	\$1,074 \$468 \$425 \$299 \$474 USED FOR 2! te Land Table tore or Less.  Dollars/FF \$655 \$454 \$565 \$1,241 \$126 \$265 \$265 \$265 \$255 \$251 \$265 \$265 \$265 \$265 \$265 \$265 \$265 \$265	\$107,353 \$74,145 \$38,252 \$29,885 \$56,327 <b>2024 RATES</b> <b>2024 RATES</b> <b>2024 RATES</b> <b>2024 RATES</b> \$48,962 \$51,559 \$5,972 \$49,439 \$21,324 \$11,469 \$511,469 \$511,469	\$2,46 \$2,75 \$1.10 \$1.25 \$1.29 \$1.29 \$1.12 \$1.18 \$0.14 \$1.13 \$0.49 \$0.42 \$0.45 \$0.15	ttual Front 111.39 227.00 265.00 298.00 734.00 300.00 300.00 210.00 298.00 734.00 300.00 150.	TWSPR		TOWNSHIP RIVER FROI TOWNSH	Cla NTAG 401 NTAG 401
ND RESIDUALS NO RESIDUALS NO RESIDUALS Parel Number 222-230-018 115-200-042	METHOD  Street Address 409 N SEYMOUR RD 8396 N SEYMOUR RD 7296 RIVER RD 5064 N SEYMOUR RD 8406 N SEYMOUR RD 8406 N SEYMOUR RD 8406 N SEYMOUR RD 95275 CONESTOGA DR 6461 N MCKINLEY RD 9220 ASPEN LN 6283 N MCKINLEY RD 9232 VISTA DEL ARROYA 7217 N MCKINLEY RD 6321 N MCKINLEY RD 6321 N MCKINLEY RD	Sale Date Sale Price Inst 06/01/21 5238,000 PTA 09/27/22 \$175,900 PTA 09/31/23 \$276,000 PTA 10/31/22 \$175,000 PTA 12/17/21 \$185,000 PTA 12/17/21 \$185,000 PTA  Additional Acres After The Fi Sale Date Sale Price Inst 10/03/22 \$434,999 PTA 05/02/22 \$315,000 PTA 09/30/21 \$550,000 PTA 09/30/21 \$550,000 PTA 09/30/21 \$550,000 PTA 12/01/21 \$265,000 PTA	rs Terms of Sale 03-ARM'S LENGTH	de Subs  AdJ. Sale \$	Asd. when Sold As 572,000 \$68,900 \$124,200 \$68,100 \$68,100 \$397,300 \$39,94 \$4.64 \$4.	sd/Adj. Sale 30.25 39.17 45.00 53.46 36.81 40.62 27.87 58.34 34.64 38.88 39.02 39.74 48.24	Cur. Appraisal \$185,647 \$156,754 \$292,748 \$145,015 \$175,117  Cur. Appraisal \$419,985 \$272,883 \$224,070 \$489,967 \$337,430 \$261,306 \$335,716 \$398,026 \$297,034	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903 \$315,539 **Metes & Bounds U let acreage adjust or calculation of the Land Residual \$77,954 \$103,117 \$14,810 \$124,093 \$70,370 \$78,854 \$80,284 \$119,294 \$119,294 \$119,294 \$119,294	st. Land Value Et \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$55,000 \$56,020 \$256,020 \$	ifec. Front 100.0 158.3 90.0 100.0 139.00 139.00 139.00 139.00 139.00 149.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75	210.6 387.2 196.0 366.00 366.00 4de Subs Fe ue To Lack C Add Ac 0.49 1.00 1.48 1.51 2.30 6.00 13.75 49.61 \$5,984.22 Pt	1.00 1.00 1.00 1.00 1.17 5.17 61,032.69 or Township of Vacant Lar Net Acres 1.49 2.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75	1.00 0.62 0.80 0.55 1.17 AVERAGE 61,000 River Frontag and Sales of 1 & \$ Per Add Acre 24,395.92 42,117.00 (31,209.46) 41,783.44 4,073.91 5,313.69 3,214.00 4,248.83 3,619.80 97,557.14	\$1,074 \$468 \$425 \$299 \$474 \$474 \$474 \$474 \$474 \$474 \$474 \$4	\$107,353 \$74,146 \$38,252 \$29,885 \$56,327 <b>3224 RATES Dollars/Acre</b> \$48,962 \$48,962 \$51,559 \$51,559 \$51,559 \$11,369 \$21,324 \$11,696 \$11,469 \$8,104 \$6,385	\$2,46 \$2,75 \$1.10 \$1.25 \$1.29 \$1.29 \$1.12 \$1.18 \$0.14 \$1.13 \$0.49 \$0.42 \$0.45 \$0.15	ttual Front 111.39 227.00 265.00 100.00 298.00 734.00 300.00	TWSPR		TOWNSHIP RIVER FROI TOWNSH	CIE NTAG 401
BAND RESIDUALS  AND RESIDUALS  AND RESIDUALS  AND RESIDUALS  BAND RESIDUALS  B	Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 7296 RIVER RD 5064 N SEYMOUR RD 8406 N SEYMOUR RD 8406 N SEYMOUR RD  STREET ADDRESS 5275 CONESTOGA DR 6461 N MCKINLEY RD 9020 ASPEN LN 6283 N MCKINLEY RD 9323 WISTA DEL ARROYA 7217 N MCKINLEY RD 9098 W COLDWATER RD	Sale Date Sale Price Inst 06/01/21 \$238,000 PTA 09/27/22 \$175,900 PTA 09/31/23 \$276,000 PTA 10/31/23 \$119,900 PTA 12/17/21 \$185,000 PTA 12/17/21 \$185,000 PTA 12/17/21 \$185,000 PTA 12/17/21 \$185,000 PTA 12/17/21 \$315,000 PTA 05/02/22 \$315,000 PTA 05/02/22 \$315,000 PTA 05/03/21 \$550,000 PTA 07/17/21 \$339,000 PTA 07/17/21 \$345,000 PTA 07/17/22 \$345,000 PTA 07/17/22 \$345,000 PTA 07/17/23 \$345,000 PTA 07/17/23 \$345,000 PTA 07/17/23 \$345,000 PTA 07/17/23 \$345,000 PTA	rs Terms of Sale  03-ARM'S LENGTH	de Subs  Adj. Sale \$ 5238,000 \$175,900 \$175,900 \$119,900 \$119,900 \$185,000 \$994,800  Sale. Ratio => Std. Dev. => Std. Dev. =>  ts  Adj. Sale \$ 5434,999 \$315,000 \$175,000 \$555,000 \$339,000 \$334,000 \$324,900 \$345,000 \$324,900 \$33,128,899	Asd. when Sold As 572,000 \$68,900 \$124,200 \$64,100 \$68,100 \$397,300 \$39,94 \$4.64 \$3176,700 \$87,800 \$102,100 \$190,500 \$131,800 \$137,100 \$137,100 \$113,500 \$113,500 \$113,500 \$113,500 \$113,500 \$1,226,200 \$120,400 \$	sd/Adj. Sale 30.25 39.17 45.00 53.46 36.81 40.62 27.87 58.34 34.64 38.82 39.02 39.74 48.24 34.93	Cur. Appraisal \$185,647 \$156,754 \$292,748 \$145,015 \$175,117  Cur. Appraisal \$419,985 \$272,883 \$224,070 \$489,967 \$337,430 \$261,306 \$355,716 \$398,026 \$297,034	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903 \$315,539 **Meters & Bounds U let acreage adjust or calculation of it he Land Residual \$77,954 \$103,117 \$14,810 \$124,093 \$70,370 \$78,854 \$80,284 \$119,294 \$132,491 \$796,267	st. Land Value Et \$55,000   \$55,000   \$55,000   \$55,000   \$55,000   \$55,000   \$55,000   \$56,020    p To 1 Acre and P1   p To 1 Acre and P2   p To 1 Acre and P3   p To 1 Acre and	ifec. Front 100.0 158.3 90.0 100.0 139.00 139.00 139.00 139.00 139.00 14.7 2.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75  The First Full a Land Resid	210.6 387.2 196.0 366.00 366.00 Add Ac 0.49 1.00 1.48 1.51 2.30 6.00 13.72 49.61 19.75 49.61 19.75 49.61 Depth	1.00 1.00 1.00 1.00 1.00 1.01 5.17 61,032.69 or Township of Vacant Lar Net Acres 1.49 2.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75 er Additiona	1.00 0.62 0.80 0.55 1.17  AVERAGE 61,000 River Frontag ad Sales of 1 A \$ Per Add Acre 24,395.92 42,117.00 (31,209.46) 41,783.44 4,073.91 5,313.69 3,214.00 4,248.83 3,619.80 97,557.14 Acre After 1: \$5,000 int land sales.	\$1,074 \$468 \$425 \$299 \$474 \$474 \$474 \$474 \$475 \$454 \$454 \$126 \$126 \$126 \$126 \$126 \$126 \$126 \$126	\$107,353 \$74,146 \$38,252 \$29,885 \$56,327 224 RATES  Dollars/Acre ( \$48,962 \$51,559 \$5,972 \$49,439 \$21,234 \$18,006 \$11,469 \$8,104 \$6,385	\$2.46 \$2.75 \$1.10 \$1.25 \$1.29 \$1.12 \$1.12 \$1.18 \$0.14 \$1.13 \$0.49 \$0.49 \$0.49 \$0.49 \$0.15	total Front 111.39 227.00 550.00 298.00 300.00 528.00 ctual Front ctual Front 110.00 550.00 298.00 200.00 2	TWSPR		TOWNSHIP RIVER FROI TOWNSH	NTAG 401
AND RESIDUALS  AND RESIDUALS  Parcel Number  AND RESIDUALS  Parcel Number  8-2-2-50-20  8-2-2-200-018  8-2-2-200-018  8-2-2-200-018  8-15-200-003  8-15-200-003  8-11-00-020  8-11-100-002  8-11-100-002  8-11-100-002	METHOD  Street Address 409 N SEYMOUR RD 8396 N SEYMOUR RD 7296 RIVER RD 5064 N SEYMOUR RD 8406 N SEYMOUR RD 8406 N SEYMOUR RD 8406 N SEYMOUR RD  Street Address 5275 CONESTOGA DR 6461 N MCKINLEY RD 5224 N SEYMOUR RD 9202 ASPEN LN 6283 N MCKINLEY RD 9232 VISTA DEL ARROYA 7217 N MCKINLEY RD 9098 W COLDWATER RD	Sale Date Sale Price Inst 06/01/21 \$238,000 PTA 09/27/22 \$175,900 PTA 09/31/23 \$276,000 PTA 10/31/22 \$175,000 PTA 12/17/21 \$185,000 PTA 12/17/21 \$185,000 PTA  Additional Acres After The Fi Sale Date Sale Price Inst 10/03/22 \$434,999 PTA 12/03/22 \$345,000 PTA 03/07/23 \$550,000 PTA 03/17/21 \$265,000 PTA 01/27/23 \$345,000 PTA 03/17/22 \$345,000 PTA 03/17/22 \$345,000 PTA	rems of Sale  03-ARM'S LENGTH  03-ARM'S LENGTH	de Subs  Adj. Sale \$ \$238,000 \$175,900 \$175,900 \$119,900 \$185,000 \$194,800  Sale. Ratio => \$td. Dev. =>  \$td. Dev. =>  \$443,999 \$315,000 \$157,000 \$324,900 \$339,000 \$339,000 \$345,000 \$332,4900 \$332,4900 \$332,4900 \$332,4900	Asd. when Sold As 572,000 \$68,900 \$124,200 \$64,100 \$68,100 \$397,300 39.94 4.64 Asd. when Sold As \$176,700 \$176,700 \$102,100 \$102,100 \$103,400 \$133,800 \$133,800 \$133,400 \$133,400 \$133,500 \$113,500 \$113,500 \$113,500 \$113,500 \$113,500	ad/Adj. Sale 30.25 39.17 45.00 53.46 36.81 40.62 27.87 58.34 34.64 38.88 39.02 39.72 34.93	Cur. Appraisal \$185,647 \$156,754 \$292,748 \$145,015 \$175,117  Cur. Appraisal \$419,985 \$272,883 \$224,070 \$489,967 \$337,430 \$261,306 \$355,716 \$398,026 \$297,034	\$107,353 \$74,146 \$38,252 \$29,885 \$65,903 \$315,539 **Metes & Bounds U let acreage adjust or calculation of the Land Residual \$77,954 \$103,117 \$14,810 \$124,093 \$70,370 \$78,854 \$80,284 \$119,294 \$119,294 \$119,294 \$119,294	st. Land Value Et \$55,000 Et \$56,020 Et \$60,020 Et \$60,	ifec. Front 100.0 158.3 90.0 100.0 139.00 139.00 139.00 139.00 1 This Area Di 2.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75	210.6 387.2 196.0 366.00  de Subs Fe ue To Lack C  Add Ac 0.49 1.00 1.48 1.51 2.30 3.36 6.00 13.72 19.75 49.61   Acre dual Study, N	1.00 1.00 1.00 1.01 1.07 5.17 61,032.69 or Township of Vacant Lar  Net Acres 1.49 2.00 2.48 2.51 3.30 4.36 7.00 14.72 20.75 er Additiona	1.00 0.62 0.80 0.55 1.17  AVERAGE 61,000 River Frontag ind Sales of 1.A  \$ Per Add Acre 24,395.92 42,117.00 (31,209.46) 41,783.44 4,073.91 5,313.69 3,214.00 4,248.83 3,619.80 97,557.14 Acre After 1: \$5,000  Int land sales.	\$1,074 \$468 \$425 \$299 \$474 \$474 \$474 \$474 \$474 \$474 \$474 \$4	\$107,353 \$74,146 \$38,252 \$29,885 \$56,327 \$224 RATES \$48,962 \$49,962 \$51,559 \$5,972 \$49,439 \$5,972 \$49,439 \$11,469 \$11,	\$2,46 \$2,75 \$1.10 \$1.25 \$1.29 \$1.29 \$1.12 \$1.18 \$0.14 \$1.13 \$0.42 \$0.42 \$0.25 \$0.19 \$0.15	100.00 158.27 90.00 100.00 139.00 139.00 111.39 227.00 265.00 100.00 298.00 734.00 300.00 528.00	TWSPR	ther Parcels in Sale	TOWNSHIP RIVER FROI TOWNSH	Clas NTAC 401

0.68

1.00

\$149

\$29,649

ars/SqFt Actual Front ECF Area \$0.68 135.00 ElmsV

OLDER SUBS

08-23-502-005 08-23-503-008 08-23-503-016 08-23-503-016 08-23-503-021 08-23-503-025 08-22-578-010 08-22-578-014	5338 JAIME LN 8404 JACLYN ANN 8494 JACLYN ANN 8494 JACLYN ANN 8453 JACLYN ANN 8413 JACLYN ANN 9117 TWIN OAKS	09/10/21 \$284,000 PTA 09/23/22 \$354,900 PTA 07/13/22 \$333,700 PTA 07/30/21 \$315,000 PTA 03/31/23 \$315,000 PTA 04/27/22 \$300,000 PTA 12/15/21 \$324,950 PTA 11/28/22 \$315,000 PTA	03-ARM'S LENGTH	\$284,000 \$354,900 \$333,700 \$315,000 \$315,000 \$300,000 \$324,950 \$315,000	\$119,200 \$150,700 \$151,500 \$145,100 \$132,300 \$158,000 \$139,800 \$140,600	41.97 42.46 45.40 46.06 42.00 52.67 43.02 44.63	\$270,123 \$352,277 \$326,741 \$326,741 \$284,850 \$327,040 \$323,819 \$303,119	\$45,877 \$34,623 \$38,959 \$20,259 \$62,150 \$4,960 \$31,131 \$41,881	\$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$30,000 \$30,000	146.0 99.0 76.7 76.7 118.0 100.0 66.8 81.8	104.4 180.0 397.8 397.8 188.3 264.0 1141.7 303.4	1.00 1.00 1.00 1.00 1.00 1.00 1.00	0.35 0.41 0.70 0.70 0.51 0.61 1.75 0.57	\$314 \$350 \$508 \$264 \$527 \$50 \$466 \$512	\$131,077 \$84,653 \$55,656 \$28,941 \$121,863 \$8,185 \$31,131 \$41,881	\$3.01 \$1.94 \$1.28 \$0.66 \$2.80 \$0.19 \$0.41 \$1.69	146.00 99.00 76.65 76.65 118.00 100.00 66.77 81.84	TOaks TOaks TOaks TOaks TOaks TOaks TOaks TOaks TOaks	SUBS HIGH END	401 401 401 401 401 401 401
Land Residual	Study Street Address	Sale Date Sale Price Insti	PER LOT VALUE LAN r. Terms of Sale		JBS - EAST TOV	VNSHIP sd/Adj. Sale (	Cur. Appraisal I	and Residual E	st. Land Value E	ffec. Front	Depth	LOTS T	otal Acres C	Oollars/FF I	Dollars/Acre I	Dollars/SqFt _ #	Actual Front	ECF Area Other Parcels in Sa	le Land Table	Class
				Sale. Ratio => Std. Dev. =>	30.88 15.24							\$70,143								
Land Residual Stud 08-22-503-001 08-22-503-019 08-34-504-011 08-34-504-020	9445 PINE NEEDLE TRL 9464 PINE NEEDLE TRL 3384 WOODRIDGE DR 3439 WOODRIDGE DR	10/28/22 \$275,000 PTA 01/13/23 \$330,000 PTA 11/16/22 \$425,000 PTA 11/19/21 \$410,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$275,000 \$330,000 \$425,000 \$410,000 \$1,440,000	\$22,500 \$143,700 \$156,600 \$121,900 \$444,700	8.18 43.55 36.85 29.73	\$243,203 \$319,240 \$381,713 \$320,273	\$56,797 \$35,760 \$68,287 \$119,727 \$280,571	\$25,000 \$25,000 \$25,000 \$30,000	140.0 224.6 95.0 95.0	161.8 131.9 213.0 200.0	1.00 1.00 1.00 1.00 4.00	0.52 0.68 0.47 0.44	\$406 \$159 \$719 \$1,260	\$56,797 \$35,760 \$146,854 \$274,603	\$2.51 \$1.21 \$3.37 \$6.30	140.00 224.63 95.00 95.00	NDLS NDLS Amble Amble	NEEDLES, THE NEEDLES, THE AMBLESIDE AMBLESIDE	401 401 401 401
				la.	nd residual study v	vas done hut ti	he resulte ware	Bi Si	ot Value For Amble oth are Newer dev de of the Townshi	elopments, lo p and similar	cated on the Pe		st fits the are	.,	JSED FOR 2024	1 RATES				
Vacant Land Sales Parcel Number 08-34-504-029	Street Address 3488 WOODRIDGE DR	Sale Date Sale Price Instr 09/19/22 \$29,000 PTA	PER LOT VALUE LAN Terms of Sale 03-ARM'S LENGTH	Adj. Sale \$ A \$29,000	BDIVISION & THE N sd. when Sold As \$12,500		/ISION Cur. Appraisal   \$25,000	and Residual E	st. Land Value E \$25,000	ffec. Front 138.0	Depth 189.4	LOTS T	otal Acres D	Oollars/FF I \$210	Dollars/Acre [ \$29,000	Dollars/SqFt 4	Actual Front 138.00	ECF Area Other Parcels in Sa Amble	le Land Table AMBLESIDE	Class 402
not used 08-22-577-002 08-22-577-003 08-22-577-125 08-27-501-005	5040 TAHQUAMENON TRL 5050 TAHQUAMENON TRL 9276 NAVAJO TRL 4473 CEDARDALE LN	06/07/22 \$205,000 PTA 07/20/22 \$235,000 PTA 09/28/21 \$270,000 PTA 03/24/23 \$240,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$205,000 \$235,000 \$270,000 \$240,000	\$74,600 \$74,400 \$81,100 \$81,200	36.39 31.66 30.04 33.83	\$189,842 \$192,541 \$206,571 \$192,602	\$35,158 \$62,459 \$83,429 \$67,398	\$20,000 \$20,000 \$20,000 \$20,000	100.0 100.0 85.0 100.0	460.0 697.0 317.7 226.5	1.06 1.60 1.00 1.00	1.06 1.60 0.62 0.52	\$352 \$625 \$982 \$674	\$33,294 \$39,037 \$134,563 \$129,612	\$0.76 \$0.90 \$3.09 \$2.98	100.00 100.00 85.00 100.00	Reason GrEst Includes Add Land GrEst Includes Add Land GrEst Outlier GrEst Outlier	GRANRICH ESTATES GRANRICH ESTATES GRANRICH ESTATES GRANRICH ESTATES	401
	Includes Devlopments: Gra	nrich Estates, Parkside Sub, Po	nderosa, Apple Hill Esta	Std. Dev. =>	0.49			B	oth are older, high er Lot Rate best fit	density deve			East side, ne	ar the river.				0		
LAND RESIDUAL ST Parcel Number 08-22-576-002 08-27-501-020 08-27-501-020 08-27-501-020 08-22-577-007 08-22-577-018 08-22-577-039 08-22-577-039 08-22-577-039 08-22-577-039 08-22-577-039 08-22-577-039 08-22-557-039 08-22-552-003 08-22-552-003 08-22-552-003 08-22-552-003 08-22-552-003 08-22-552-004 08-22-526-004 08-22-526-004 08-22-526-004 08-22-526-004 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-22-536-005 08-23-531-002 08-23-531-005 08-23-501-005 08-23-501-009	TUDY  Street Address  5013 CHICKASAW TRI. 4474 CEDARDALE IN 4484 CEDARDALE IN 5096 TAHQUAMENON TRI. 5136 TAHQUAMENON TRI. 5136 TAHQUAMENON TRI. 5212 TAHQUAMENON TRI. 5205 SHOSHOME TRI. 5202 SHOSHOME TRI. 5120 CHICKASAW TRI. 9202 NAVAJO TRI. 5055 POTAWATAMI TRI. 5047 SIOUX CT 9118 BUFFALO CT 9118 BUFFALO CT 9118 BUFFALO CT 9118 DUFFALO CT 9118 DUFFALO TRI. 9060 OVERLAND TRI. 9164 N MCKINLEY RD 3838 APPLE BLOSSOM LN 8428 APPLE BLOSSOM LN 8428 APPLE BLOSSOM LN 8428 APPLE BLOSSOM LN 8424 WESLEY DR	Sale Date Sale Price Inst 11/12/21 \$201,000 PTA 07/05/22 \$241,000 PTA 05/04/22 \$246,000 PTA 12/30/22 \$179,900 PTA 13/20/23 \$179,900 PTA 11/15/21 \$170,000 PTA 01/14/22 \$249,000 PTA 01/14/22 \$249,000 PTA 12/08/22 \$195,000 WD 06/10/22 \$240,000 PTA 07/25/22 \$185,000 WD 01/22/22 \$224,000 PTA 08/13/21 \$285,000 PTA 08/13/21 \$285,000 PTA 08/13/21 \$274,000 PTA 09/24/21 \$271,500 PTA 09/14/21 \$271,500 PTA 08/15/22 \$10,000 PTA 09/14/21 \$202,000 PTA 09/14/21 \$202,000 PTA 09/14/21 \$202,000 PTA 09/14/21 \$202,000 PTA 09/14/22 \$210,000 PTA 09/14/21 \$202,000 PTA 09/14/21 \$202,000 PTA 09/14/21 \$202,000 PTA 09/12/23 \$250,000 PTA	PER LOT VALUE LAN Terms of Sale 03-ARM'S LENGTH					\$25,862 \$33,599 \$43,909 \$25,8419 \$22,986 \$14,450 \$3,351 \$31,211 \$28,358 \$10,481 \$29,794 \$40,759 \$41,229 \$336 \$29,621 \$1,276 \$25,586 \$9,970 \$42,264 \$32,322 \$13,513 \$18,144 \$35,215 \$40,985 \$607,836	\$t. Land Value E \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$22,000 \$20,000 \$20,000 \$20,000	100.0 160.0 90.0 100.0		1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	0.51 0.50 0.46 0.46 0.46 0.48 0.58 0.62 0.48 0.55 0.48 0.55 0.48 0.55 0.48 0.47 0.51 0.55 0.48 0.47 0.51 0.53 0.54 0.56 0.47 0.51 0.54 0.56 0.47 0.49 0.49 0.49	Sollars/FF	Dollars/Acre 1 544,058 565,368 573,182 555,139 549,861 531,481 57,301 567,998 541,703 521,927 511,606 588,800 574,962 5704 584,275 585,241	\$1.01 \$1.50 \$1.68 \$1.27 \$1.14 \$0.72 \$0.17 \$1.56 \$0.95 \$0.95 \$1.18 \$0.27 \$2.04 \$1.72 \$0.02 \$1.46 \$0.02 \$1.46 \$0.02 \$1.73 \$1.12 \$0.02 \$1.14 \$0.02 \$1.14 \$0.02 \$1.14 \$0.02 \$1.14	Actual Front 100.00 160.00 90.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 119.00 100.00 100.00 100.00 100.00 100.00 100.00 115.00 60.00 130.00 145.00 100.00 100.00	Grest	GRANRICH ESTATES APPLE HILL ESTATES	Class 401 401 401 401 401 401 401 401 401 401
				Sale. Ratio =>	41.84			* ·/			\$	14,060.73								
08-12-527-001 08-12-528-029 08-12-528-033 08-24-576-029 08-24-577-002 08-24-578-007 08-34-576-008 08-34-576-027 08-34-576-028	7169 W MT MORRIS RD 7056 PARTRIDGE DR 7106 PARTRIDGE DR 7107 PHICKORY ST 5200 PLEASANT DR 7096 W CARPENTER RD 5151 BLOSSOM DR 3098 BEECH TREE LN 3047 BEECH TREE LN 3049 BEECH TREE LN	11/29/21 \$165,000 PTA 10/28/21 \$165,000 PTA 10/28/21 \$169,900 PTA 05/04/22 \$190,000 PTA 07/29/22 \$175,000 PTA 11/23/21 \$170,000 PTA 11/23/21 \$175,000 PTA 07/26/21 \$265,000 PTA 12/14/22 \$235,000 PTA 18/09/21 \$300,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$165,000 \$169,900 \$210,000 \$190,000 \$175,000 \$175,000 \$265,000 \$235,000 \$300,000 \$2,178,500	\$60,400 \$73,600 \$81,900 \$76,700 \$74,400 \$72,700 \$82,100 \$109,000 \$106,800 \$123,800 \$911,500	36.61 43.32 39.00 40.37 42.51 42.76 46.91 41.13 45.45 41.27	\$149,866 \$183,844 \$192,180 \$182,687 \$178,554 \$191,136 \$197,707 \$278,287 \$252,002 \$313,130	\$35,134 \$6,056 \$37,820 \$32,313 \$14,446 (\$3,136) (\$4,707) \$6,713 \$2,998 \$6,870 \$154,668	\$20,000 \$20,000 \$20,000 \$25,000 \$18,000 \$18,000 \$18,000 \$20,000 \$20,000	112.0 100.0 171.5 92.0 100.0 146.0 100.0 84.0 90.0 90.0	200.0 200.0 152.4 403.0 246.0 205.0 200.0 280.0 233.0	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	0.51 0.46 0.60 0.85 0.57 0.69 0.46 0.54 0.48	\$314 \$61 \$221 \$351 \$144 (\$21) (\$47) \$80 \$33 \$76	\$68,354 \$13,194 \$63,033 \$32,313 \$14,446 (\$3,136) (\$4,707) \$12,431 \$6,233 \$14,283	\$1.57 \$0.30 \$1.45 \$0.74 \$0.33 (\$0.07) (\$0.11) \$0.29 \$0.14 \$0.33	112.00 100.00 171.45 92.00 100.00 146.00 100.00 84.00 90.00	ElmsV ElmsV 25 25 25 25 25 25 25 25 25 25 25 25 25	OLDER SUBS OLDER SUBS OLDER SUBS OLDER SUBS OLDER SUBS OLDER SUBS OLDER SUBS OLDER SUBS OLDER SUBS OLDER SUBS	401 401 401 401 401 401 401 401 401 401

LAND RESIDUAL METHOD

7331 ADELLE CT

07/15/21 \$123,600 WD 03-ARM'S LENGTH

\$123,600

\$50,100

40.53

\$123,439

\$20,161

\$20,000

135.0 219.4

08-12-526-016

08-35-577-022 08-35-578-034 08-35-578-041 08-35-578-048 08-36-552-004 08-36-553-010 08-36-530-010 08-36-506-002 08-36-506-016	8227 FOUNTAIN VIEW CT 8179 SHADYBROOK IN 8221 KRYSTA CT 8190 SHADYBROOK IN 3204 WOOD VALLEY DR 3241 WOOD VALLEY DR 3273 WOOD VALLEY DR 3315 FIELDSTONE DR 3274 FIELDSTONE DR	10/11/22 \$485,000 PTA 03/11/22 \$400,000 PTA 06/11/21 \$505,000 PTA 08/31/22 \$390,000 PTA 04/02/21 \$270,000 PTA 12/17/21 \$203,000 WD 12/16/21 \$241,000 PTA 06/08/22 \$456,000 PTA 09/13/21 \$535,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$485,000 \$400,000 \$385,000 \$270,000 \$270,000 \$241,000 \$456,000 \$535,000 \$535,000 \$535,000 \$545,000 \$545,000 \$545,000	\$202,500 \$180,800 \$145,200 \$157,900 \$95,700 \$83,200 \$97,400 \$248,400 \$259,900 \$2,608,200 44,30 4.67	41.75 45.20 39.78 40.49 35.44 40.99 40.41 54.47 48.58	\$442,764 \$416,525 \$333,617 \$391,321 \$236,072 \$206,621 \$243,381 \$482,401 \$606,289		\$33,000 \$32,000 \$32,000 \$32,000 \$32,000 \$27,000 \$27,000 \$32,000 \$32,000 \$32,000 bt Value For HIGH Elewer, High Priced,	114.0 1 149.0 1 130.0 1 85.0 2 98.0 2 95.0 2 85.0 1 110.0 1		0 0.44 0 0.50 0 0.43 0 0.55 0 0.54 0 0.64 0 0.50 0 0.50	\$259 \$66 (\$357)	\$136,793 \$35,170 \$126,766 \$71,680 \$65,928 \$23,379 \$24,619 \$5,599 (\$39,289)	\$3.14 \$0.81 \$2.91 \$1.65 \$2.75 \$0.99 \$0.88 \$0.26 \$1.80	107.00 114.00 149.00 130.00 85.00 98.00 95.00 85.00 110.00	KRYS2 Krys2 Krys2 Krys2 Z3RVR Z3RVR Z3RVR Krys2 Krys2	SUBS HIGH END SUBS HIGH END	401 401 401 401 401 401 401 401
	Includes Devlopments: Kry	ystal Kreek, Thornridge, Twin Oa	aks, Pleasant Woods, Wo	oodhaven Estates	Evening Shadows,	Shadowland, Fl	ushing Gold & Co	ountry Club	er Lot Rate best fits	the area									
Not Used 08-36-505-007 08-36-506-012 08-36-553-015	7403 RIVER RD 3246 FIELDSTONE DR 3423 LONGVIEW DR	04/01/21 \$490,000 PTA 12/01/21 \$394,900 PTA 09/14/22 \$270,000 PTA	03-ARM'S LENGTH	\$490,000 \$394,900 \$270,000	\$335,500 \$243,100 \$90,600	68.47 61.56 33.56	\$780,679 \$562,169 \$220,504	(\$258,679) (\$135,269) \$76,496	\$32,000 \$32,000 \$27,000	60.0 8	50.0 1.00 27.6 1.14 49.4 1.00	4 1.14	(\$1,916) (\$2,254) \$841		(\$7.37) (\$2.72) \$2.41	135.00 60.00 91.00	Reason Krys2 bad sale Krys2 outlier Z3RVR	SUBS HIGH END SUBS HIGH END SUBS HIGH END	401 401 401
Land Residual St	udy		PER SITE VALUE LANG			onshire Com	mons Site Co	ondo Develoj	ments										
Parcel Number 08-36-676-081 08-36-676-104 08-36-677-115 08-36-677-116	7202 KINGS WAY 7155 KINGS WAY 7019 STRATFORD LN 7027 STRATFORD LN	Sale Date Sale Price Inst 06/17/21 \$220,000 PTA 03/20/23 \$215,000 PTA 06/01/22 \$165,000 PTA 06/30/21 \$155,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	Adj. Sale \$ \$220,000 \$215,000 \$165,000 \$155,000 \$755,000	Asd. when Sold As \$92,100 \$92,500 \$63,900 \$60,500 \$309,000	41.86 43.02 38.73 39.03	\$223,725 \$223,725 \$212,428 \$146,173 \$146,173	\$6,975 \$13,272 \$29,527 \$19,527 \$69,301	\$10,700 \$10,700 \$10,700 \$10,700 \$10,700	0.0 0.0	th         Net Acres           0.0         0.0           0.0         0.0           0.0         0.0           0.0         0.0           0.0         0.0	0 1.00 0 1.00	#DIV/0! #DIV/0!	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!	0.00 0.00 0.00 0.00 0.00	ECF Area Other Parcels in HYDE HYDE HYDE HYDE HYDE	Sale Land Table HYDE PARK CONDOS HYDE PARK CONDOS DEVONSHIRE COMMO DEVONSHIRE COMMO	401 ONS C(401
				Sale. Ratio => Std. Dev. =>	40.93 2.00				ite Value For Hyde nd Devonshire Com and Residual Study	mons Site Condo	Condo Developm Development	nent	****	USED FOR 202					
			PER SITE VALUE LANG																
Parcel Number 08-36-678-027 08-36-678-028		Sale Date Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold As	sd/Adj. Sale (	Cur. Appraisal L		Est. Land Value E	fec. Front Dep	th Net Acres	SITES	Dollars/FF	Dollars/Acre	Dollars/SqFt /	Actual Front	ECF Area Other Parcels in	Sale Land Table	Class
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-045 08-36-678-060 08-36-678-061	3157 COVENTRY CT 3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR 3041 TRAFALGAR DR	05/26/22 \$184,000 WD	19-MULTI PARCEL ARI	M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400	42.61 42.61 42.61 42.61 42.61 42.61 42.61 42.61	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	85.0 1 75.2 1 70.6 1 72.5 1 73.2 1	08.5 0.21 55.6 0.21 28.1 0.21 28.6 0.21 49.8 0.21 41.3 0.21 36.3 0.21 22.9 0.21	1.00 5 1.00 5 1.00 5 1.00 5 1.00	\$306 \$326 \$317 \$314	\$92,000 \$92,000 \$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.31 \$2.31 \$2.31	58.70 201.19 85.00 75.18 70.64 72.45 73.18 78.00 89.29	HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0	8-36-61HYDE PARK ESTATES HYDE PARK ESTATES HYDE PARK ESTATES HYDE PARK ESTATES	402 401 401 402 402 402 401
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-045 08-36-678-060	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR	05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD	19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI	M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800	42.61 42.61 42.61 42.61 42.61 42.61	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	85.0 1 75.2 1 70.6 1 72.5 1 73.2 1 78.0 1	28.1 0.2: 28.6 0.2: 49.8 0.2: 41.3 0.2: 36.3 0.2: 22.9 0.2:	5 1.00 5 1.00 5 1.00 5 1.00 5 1.00 3 1.00 8.00	\$271 \$306 \$326 \$317 \$314 \$295 \$309	\$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.31 \$2.31 \$2.31	85.00 75.18 70.64 72.45 73.18 78.00	HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-061	8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES HYDE PARK ESTATES	402 401 401 402 402 402 401
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-045 08-36-678-060	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR	05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD	19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI	M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 Sale. Ratio =>	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400	42.61 42.61 42.61 42.61 42.61 42.61	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	85.0 1 75.2 1 70.6 1 72.5 1 73.2 1 78.0 1	28.1 0.2: 28.6 0.2: 49.8 0.2: 41.3 0.2: 36.3 0.2: 22.9 0.2:	5 1.00 5 1.00 5 1.00 5 1.00 5 1.00 3 1.00 8.00	\$271 \$306 \$326 \$317 \$314 \$295 \$309	\$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.21 \$2.21 \$2.31 \$2.31 \$2.36	85.00 75.18 70.64 72.45 73.18 78.00	HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-061	8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES HYDE PARK ESTATES	402 401 401 402 402 402 401
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-045 08-36-678-060	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR 3049 TRAFALGAR DR 3041 TRAFALGAR DR	05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD	19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI 19-MULTI PARCEL ARI	M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 \$184,000 \$184,000 \$184,000	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400 42,61 0.00	42.61 42.61 42.61 42.61 42.61 42.61 42.61	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	85.0 1 75.2 1 70.6 1 72.5 1 73.2 1 78.0 1	28.1 0.2: 28.6 0.2: 49.8 0.2: 41.3 0.2: 36.3 0.2: 22.9 0.2:	5 1.00 5 1.00 5 1.00 5 1.00 5 1.00 3 1.00 8.00	\$271 \$306 \$326 \$317 \$314 \$295 \$309	\$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.21 \$2.21 \$2.31 \$2.31 \$2.36	85.00 75.18 70.64 72.45 73.18 78.00	HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-061	8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES 8-36-67HYDE PARK ESTATES HYDE PARK ESTATES	402 401 401 402 402 402 401
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-045 08-36-678-060 08-36-678-061	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR 3049 TRAFALGAR DR 3041 TRAFALGAR DR	05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD 05/26/22 \$184,000 WD	19-MULTI PARCEL ARI	M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 M' \$23,000 \$184,000 \$184,000 \$184,000	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400 42,61 0.00	42.61 42.61 42.61 42.61 42.61 42.61 42.61	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	85.0 1 75.2 1 70.6 1 72.5 1 73.2 1 78.0 1  23,000.0 Avera Park Estates Site  (fcc. Front Deg 200.0 2 200.0 2	28.1 0.2: 28.6 0.2: 49.8 0.2: 41.3 0.2: 36.3 0.2: 22.9 0.2:	5 1.00 5 1.00 5 1.00 6 1 1.00	\$271 \$306 \$326 \$317 \$314 \$295 \$309 <b>23,000</b> <b>Site Value b</b>	\$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.21 \$2.21 \$2.31 \$2.31 \$2.36	85.00 75.18 70.64 72.45 73.18 78.00 89.29	HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-061	8-36-61-HYDE PARK ESTATES HYDE PARK ESTATES  SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS	402 401 401 402 402 402 401 402
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-043 08-36-678-045 08-36-678-060 08-36-678-061	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR 3041 TRAFALGAR DR  1 Street Address 9163 ASPEN LN 9120 ASPEN LN	05/26/22 \$184,000 WD	19-MULTI PARCEL ARI	M' \$23,000 Sale. Ratio => Std. Dev. =>  STOWNSHIP  Adj. Sale \$ \$30,000 \$32,000 \$28,000 \$28,000	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400 42,61 0.00 SMALL SITE COI Add. when Sold Ad \$15,000 \$15,000 \$15,000	42.61 42.61 42.61 42.61 42.61 42.61 42.61 42.61 50.00 40.40 50.00 46.88	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	85.0 1 75.2 1 70.6 1 72.5 1 73.2 1 78.0 1  23,000.0 Avera Park Estates Site  (fec. Front Deg 200.0 5 95.0 2  30,000.0 Avera Site Condo Devel	28.1 0.2: 28.6 0.2: 28.6 0.2: 41.3 0.2: 41.3 0.2: 36.3 0.2: 22.9 0.2:  ge Per SITE Condo Developm  tth Net Acres 47.0 1.3: 33.0 2.4: 73.0 0.6i	5 1.00 5 1.00 5 1.00 5 1.00 6	\$271 \$306 \$326 \$317 \$314 \$295 \$309 <b>23,000</b> <b>Site Value b</b> <b>Dollars/FF</b> \$150 \$160 \$295	\$92,000 \$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109 USED FOR 202 USED FOR 202 \$13,061	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.31 \$2.31 \$2.31 \$2.36	85.00 75.18 70.64 72.45 73.18 78.00 89.29	HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-061 HYDE 08-36-678-060  ECF Area Other Parcels in NDLS NDLS	8-36-61-HYDE PARK ESTATES HYDE PARK ESTATES SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS	402 401 401 402 402 402 401 402
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-043 08-36-678-045 08-36-678-060 08-36-678-061	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR 3041 TRAFALGAR DR 3041 TRAFALGAR LGR 1041 TRAFALGAR DR 1051 TRAFALGAR DR	05/26/22 \$184,000 WD	19-MULTI PARCEL ARI	M' \$23,000 Sale. Ratio => Std. Dev. =>  D STOWNSHIP  Adj. Sale \$ \$30,000 \$32,000 \$28,000 \$90,000 Sale. Ratio => Std. Dev. =>	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400 42.61 0.00 SSMALL SITE COI Asd. when Soid A \$15,000 \$15,000 \$15,000 \$20,000 \$50,000	42.61 42.61 42.61 42.61 42.61 42.61 42.61 42.61 50.00 40.40 50.00 46.88	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$32,000 \$32,000 \$32,000 \$40,000	85.0 1 75.2 1 70.6 1 72.5 1 73.2 1 78.0 1  23,000.0 Avera Park Estates Site  (fec. Front Deg 200.0 5 95.0 2  30,000.0 Avera Site Condo Devel	28.1 0.2: 28.6 0.2: 28.6 0.2: 41.3 0.2: 41.3 0.2: 36.3 0.2: 22.9 0.2:  ge Per SITE Condo Developm  tth Net Acres 47.0 1.3: 33.0 2.4: 73.0 0.6i	5 1.00 5 1.00 5 1.00 5 1.00 6	\$271 \$306 \$326 \$317 \$314 \$295 \$309 <b>23,000</b> Site Value b	\$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109 USED FOR 200 usest reflects area \$22,762 \$13,061 \$47,059	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.21 \$2.21 \$2.21 \$2.21 \$2.31 \$2.16 Dollars/SqR: \$0.52 \$0.30 \$1.08	85.00 75.18 70.64 72.45 73.18 78.00 89.29	HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-028, 0 HYDE 08-36-678-061 HYDE 08-36-678-060  ECF Area Other Parcels in NDLS NDLS	8-36-61-HYDE PARK ESTATES HYDE PARK ESTATES SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS	402 401 401 402 402 402 401 402
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-043 08-36-678-045 08-36-678-060 08-36-678-061   Vacant Land Sale  Parcel Numbe 08-10-676-002 08-10-676-008 08-14-601-016	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR 3041 TRAFALGAR DR 3041 TRAFALGAR LGR 1041 TRAFALGAR DR 1051 TRAFALGAR DR	05/26/22 \$184,000 WD	19-MULTI PARCEL ARI	M' \$23,000 Sale. Ratio => Std. Dev. =>  D STOWNSHIP  Adj. Sale \$ \$30,000 \$32,000 \$28,000 \$90,000 Sale. Ratio => Std. Dev. =>	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400 42.61 0.00 SSMALL SITE COI Asd. when Soid A \$15,000 \$15,000 \$15,000 \$20,000 \$50,000	42.61 42.61 42.61 42.61 42.61 42.61 42.61 42.61 50.00 40.40 50.00 46.88	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$184,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	85.0 1 75.2 1 75.2 1 70.6 1 72.5 1 73.2 1 78.0 1  23,000.0 Avera Park Estates Site  200.0 2 200.0 5 95.0 2  30,000.0 Avera Site Condo Develship	28.1 0.2: 28.6 0.2: 28.6 0.2: 41.3 0.2: 41.3 0.2: 36.3 0.2: 22.9 0.2:  ge Per SITE Condo Developm  tth Net Acres 47.0 1.3: 33.0 2.4: 73.0 0.6i	5 1.00 5 1.00 5 1.00 5 1.00 6 1.00 6 1.00 8 1.00 3 1.00 8 1.00 1 1.00 3 1.00	\$271 \$306 \$326 \$317 \$314 \$295 \$309 <b>23,000</b> Site Value b	\$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109 USED FOR 200 \$22,762 \$13,061 \$47,059	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.21 \$2.21 \$2.21 \$2.21 \$2.31 \$2.16 Dollars/SqR: \$0.52 \$0.30 \$1.08	85.00 75.18 70.64 72.45 73.18 78.00 89.29	HYDE 08-36-678-028, 0 HYDE 08-36-678-061 HYDE 08-36-678-061 HYDE 08-36-678-061 HYDE 08-36-678-060	8-36-61-HYDE PARK ESTATES HYDE PARK ESTATES SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS	402 401 401 402 402 402 401 402 401 402
08-36-678-029 08-36-678-031 08-36-678-043 08-36-678-043 08-36-678-045 08-36-678-060 08-36-678-060 08-36-678-061   Vacant Land Sale  Parcel Numbe 08-10-676-002 08-10-676-008 08-14-601-016	3149 STRATFORD LN 3133 STRATFORD LN 3037 OXFORD LN 3021 OXFORD LN 3049 TRAFALGAR DR 3049 TRAFALGAR DR 3041 TRAFALGAR DR  1. Street Address 9163 ASPEN LN 9120 ASPEN LN 8420 MAURICE LN  Includes Devlopments: Asp uildable lot, but to be added to.	05/26/22 \$184,000 WD 05/26/22 \$28,000 PTA 04/27/21 \$32,000 PTA 04/27/21 \$32,000 PTA 03/31/22 \$28,000 WD	19-MULTI PARCEL ARI	M' \$23,000 Sale. Ratio => Std. Dev. =>  D STOWNSHIP  Adj. Sale \$ \$30,000 \$32,000	\$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$9,800 \$78,400 42.61 0.00 SMALL SITE COI Asd. when Sold A: \$15,000 \$15,000 \$50,000 \$55,56 15.15	42.61 42.61 42.61 42.61 42.61 42.61 42.61 42.61 42.61 43.64 50.00 46.88 71.43	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$32,000 \$32,000 \$32,000 \$40,000	\$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$23,000 \$32,000 \$32,000 \$28,000 \$28,000 \$28,000	\$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$32,000 \$32,000 \$32,000 \$40,000	85.0 1 75.2 1 75.2 1 70.6 1 72.5 1 78.0 1  23,000.0 Avera Park Estates Site 1  200.0 2 200.0 2 200.0 2 30,000.0 Avera Site Condo Devel ship  110.0  Rate 11 Verify A Rate For	28.1 0.2: 28.6 0.2: 41.3 0.2: 41.3 0.2: 41.3 0.2: 22.9 0.2: 22.9 0.2: 22.9 0.2: 22.9 0.2: 23.0 0.6: 24.0 Net Acres 27.0 1.3: 33.0 2.4: 27.3.0 0.6: 28.0 Per Site 29.0 Per Site 20.0 Per	5 1.00 5 1.00 5 1.00 5 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 6 1.00 7	\$271 \$306 \$326 \$317 \$314 \$295 \$309 23,000 Site Value b	\$92,000 \$92,000 \$92,000 \$92,000 \$92,000 \$100,437 \$100,437 \$94,109  USED FOR 20; uest reflects are: \$22,762 \$13,061 \$47,059  USED FOR 20; uset reflects are: \$40,541	\$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.11 \$2.31 \$2.31 \$2.31 \$2.36 \$2.31 \$2.36 \$2.30 \$0.52 \$0.30 \$1.08	85.00 75.18 70.64 72.45 73.18 78.00 89.29	HYDE 08-36-678-028, 0 HYDE 08-36-678-061 HYDE 08-36-678-061 HYDE 08-36-678-061 HYDE 08-36-678-060	8-36-61-HYDE PARK ESTATES HYDE PARK ESTATES SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS SMALL SITE CONDOS	402 401 401 402 402 402 401 402 401 402