

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

LAND RESIDUAL METHOD															
Metes & Bounds Lots Up To 1 Acre, Platted Roadside Subs, Brentwood Acres Subdivision, Meadowbrook Manor & River Ridge Estates Subdivision															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
08-03-530-003	9123 W FRANCES RD	05/04/23	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$76,300	45.55	\$174,126	\$13,374	\$20,000	90.0	225.0	1.00	0.47
08-04-400-013	8065 N SEYMOUR RD	12/05/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,600	41.14	\$132,486	\$27,514	\$20,000	104.4	208.7	1.00	0.50
08-05-300-005	11404 W MT MORRIS RD	08/25/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$91,300	45.17	\$162,544	\$37,456	\$20,000	229.0	163.6	1.00	0.86
08-03-528-016	8407 GALLANT FOX TRL	04/07/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$92,300	55.94	\$209,864	(\$24,864)	\$20,000	100.0	225.0	1.00	0.52
08-03-529-009	8596 GALLANT FOX TRL	05/31/23	\$194,900	PTA	03-ARM'S LENGTH	\$194,900	\$86,700	44.48	\$196,023	\$18,877	\$20,000	100.0	200.0	1.00	0.46
08-22-501-001	5355 N SEYMOUR RD	09/12/23	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$79,800	36.44	\$179,963	\$59,037	\$20,000	0.0	0.0	1.00	0.00
08-22-501-003	5407 N SEYMOUR RD	06/01/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$83,200	50.42	\$187,663	(\$2,663)	\$20,000	0.0	0.0	1.00	0.00
08-22-501-003	5407 N SEYMOUR RD	02/01/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$83,200	41.60	\$187,663	\$32,337	\$20,000	0.0	0.0	1.00	0.00
08-04-400-015	8035 N SEYMOUR RD	11/15/22	\$237,500	PTA	03-ARM'S LENGTH	\$237,500	\$85,500	36.00	\$220,864	\$30,636	\$14,000	104.4	208.7	1.00	0.50
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
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
08-04-200-044	8391 N SEYMOUR RD	05/13/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$88,800	50.74	\$189,742	\$5,258	\$20,000	246.0	177.1	1.00	1.00
08-04-400-014	8047 N SEYMOUR RD	01/25/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$75,900	36.14	\$186,084	\$43,916	\$20,000	208.7	208.7	1.00	1.00
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
08-03-300-006	8076 N SEYMOUR RD	03/01/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$78,400	49.00	\$175,397	\$4,603	\$20,000	132.0	330.0	1.00	1.00
08-22-501-009	5467 N SEYMOUR RD	05/12/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$96,600	48.30	\$217,802	\$2,198	\$20,000	0.0	0.0	1.00	0.00
08-22-501-026	9481 W COLDWATER RD	08/29/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$95,600	39.83	\$220,822	\$39,178	\$20,000	200.0	200.0	1.00	0.92
08-23-578-007	5073 PRESTONWOOD LN	04/21/23	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$122,900	36.36	\$286,946	\$71,054	\$20,000	0.0	0.0	1.00	0.00
08-23-578-012	5053 PRESTONWOOD LN	05/25/23	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$142,500	41.30	\$325,973	\$39,027	\$20,000	0.0	0.0	1.00	0.00
08-23-578-044	5082 PRESTONWOOD LN	11/03/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$119,100	43.31	\$272,518	\$22,482	\$20,000	0.0	0.0	1.00	0.00
08-23-578-066	8059 PRESTONWOOD CT	03/21/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$111,100	44.44	\$258,526	\$11,474	\$20,000	0.0	0.0	1.00	0.00
08-23-579-026	5039 PARKWOOD CT	05/22/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$115,200	40.42	\$263,582	\$41,418	\$20,000	0.0	0.0	1.00	0.00
Totals:						\$4,713,800	\$2,021,100		\$4,645,689	\$498,511	\$430,400	1,864.4	3095.8	22.00	9.72
						Sale. Ratio =>		42.88		Average				Average	
						Std. Dev. =>		3.63		per FF=>		\$267		per Net Acre=>	22,659.59

Metes & Bounds Up To 1 Acre and Platted Roadside Subs as well as Brentwood Farms & River Ridge Estates Plats
Net acreage adjusted to 1 on smaller lots for calculation of this rate. Went with 22,600 for final value, close to average.
Land Residual Method Used due to lack of vacant land sales of 1 Ac or less, but they supported value.
22,600 USED FOR 2025 RATES

Vacant Land Sales Study															
Additional Acres After The First/Large Residential Lots															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	(-) 1st Acre	Total Acres	Add Ac	Net Acres	\$ Per Add Acre
08-02-200-021	8445 NICHOLS RD	04/20/21	\$18,000	PTA	03-ARM'S LENGTH	\$18,000	\$13,800	76.67	\$24,550	\$18,000	(\$4,600)	2.75	1.75	2.75	(\$2,629)
08-05-200-028	NICHOLS RD	06/24/22	\$60,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$30,000	\$14,800	49.33	\$29,620	\$30,000	\$7,400	4.70	3.70	4.70	\$2,000
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	\$9,900	5.66	4.66	5.66	\$2,124
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	\$11,400	6.00	5.00	6.00	\$2,280
08-05-200-025	NICHOLS RD	03/10/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$16,500	38.37	\$33,000	\$43,000	\$20,400	6.00	5.00	6.00	\$4,080
08-05-400-027	NICHOLS RD	04/21/21	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$21,700	39.45	\$43,452	\$55,000	\$32,400	10.02	9.02	10.02	\$3,592
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	\$29,400	11.70	10.70	11.70	\$2,748
08-05-200-027	NICHOLS RD	08/04/23	\$80,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$29,600	74.00	\$60,746	\$40,000	\$17,400	4.71	3.7	4.71	\$4,690
08-05-200-028	NICHOLS RD	08/04/23	\$80,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$29,600	74.00	\$60,750	\$40,000	\$17,400	4.70	3.7	4.70	\$4,703
						\$344,500	\$187,300			\$344,500	\$141,100		47.24		
						Sale. Ratio =>		54.37						\$2,987	
						Std. Dev. =>		#REF!						per additional acre after the 1st	

LAND RESIDUAL METHOD															
Additional Acres After The First/Large Residential Lots															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	(-) 1st Acre	Total Acres	Add Ac	Net Acres	\$ Per Add Acre
08-08-400-004	7221 NICHOLS RD	03/30/22	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$67,800	38.97	\$169,345	\$28,155	\$5,555	1.25	0.25	1.25	
08-06-300-002	8134 SHERIDAN RD	07/29/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$92,200	43.90	\$230,858	\$6,142	(\$16,458)	1.50	0.50	1.50	
08-03-200-015	9091 W FRANCES RD	02/24/23	\$199,500	PTA	03-ARM'S LENGTH	\$199,500	\$74,600	37.39	\$174,279	\$47,821	\$25,221	2.00	1.00	2.00	
08-03-200-031	9069 W FRANCES RD	11/16/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$78,400	42.38	\$195,720	\$11,880	(\$10,720)	2.00	1.00	2.00	
08-08-400-023	11212 W STANLEY RD	05/11/22	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$142,100	39.36	\$350,613	\$35,587	\$12,987	3.00	2.00	3.00	
08-02-200-008	8133 W FRANCES RD	08/30/22	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$67,100	46.60	\$155,398	\$16,064	(\$6,536)	3.87	2.87	3.87	
08-02-200-020	8459 MORRISH RD	04/21/21	\$204,900	PTA	03-ARM'S LENGTH	\$204,900	\$84,300	41.14	\$205,148	\$28,306	\$5,706	4.29	3.29	4.29	
08-02-200-023	8489 MORRISH RD	08/16/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$85,100	36.21	\$226,765	\$36,841	\$14,241	4.31	3.31	4.31	
08-05-400-028	8177 NICHOLS RD	03/04/22	\$246,500	PTA	03-ARM'S LENGTH	\$246,500	\$110,000	44.62	\$274,790	\$9,858	(\$12,742)	7.97	6.97	7.98	
08-05-400-026	8101 NICHOLS RD	05/12/22	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$138,500	33.37	\$377,532	\$79,360	\$56,760	9.42	8.42	9.42	
08-05-200-001	11267 W FRANCES RD	08/15/22	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$153,900	38.48	\$386,148	\$56,552	\$33,952	10.10	9.10	10.10	
08-04-400-047	8089 N SEYMOUR RD	11/02/22	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$79,900	51.22	\$180,739	\$35,041	\$12,441	16.30	15.30	16.30	
08-02-200-020	8459 MORRISH RD	11/01/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$97,700	39.88	\$244,108	\$30,762	\$8,162	4.29	3.3	4.29	
08-02-200-023	8489 MORRISH RD	06/07/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$107,900	46.91	\$240,936	\$18,994	(\$3,606)	4.31	3.3	4.31	
08-05-400-030	8067 NICHOLS RD	06/29/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$192,700	38.54	\$426,341	\$116,258	\$93,658	8.53	7.5	8.53	
08-05-400-031	8073 NICHOLS RD	05/23/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$144,700	34.05	\$396,941	\$50,369	\$27,769	1.77	0.8	1.77	
08-06-200-015	12215 W FRANCES RD	06/15/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$125,200	62.60	\$276,824	(\$29,824)	(\$52,424)	10.00	9.0	10.00	
08-06-300-013	12248 W MT MORRIS RD	06/30/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$110,400	36.20	\$242,470	\$87,150	\$64,550	2.54	1.5	2.54	
08-06-400-023	12180 W MT MORRIS RD	05/18/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,700	37.35	\$150,115	\$73,095	\$50,495	2.07	1.7	2.07	
08-08-200-009	11011 W MT MORRIS RD	10/16/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$96,700	42.98	\$213,953	\$69,297	\$46,697	13.75	12.8	13.75	
08-08-400-021	11186 W STANLEY RD	03/15/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$109,000	43.60	\$239,983	\$31,517	\$8,917	1.50	0.5	1.50	
08-15-100-054	6484 N SEYMOUR RD	10/16/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$254,300	48.90	\$496,830	\$54,270	\$31,670	4.70	3.7	4.70	
						\$6,030,800	\$2,487,200			\$893,495	\$396,295		98.10		\$4,040 Per Add Acres
						Sale. Ratio =>		41.24							
						Std. Dev. =>		7.03							

2025 Rate For Additional Acres After The First Full Acre \$3,400 Per Additional Acre After 1st
The Vacant Land Sales Study Shows A Value of \$2,987 Per Additional Acre. A land Residual Study was also calculated, and shows \$4,040 per additional acre, A Value of \$3,400 is being used to take into account both studies.

ZONE 2 Metes & Bounds & Roadside Plats Land Tables Study

LAND RESIDUAL METHOD		Metes & Bounds Lots Up To 1 Acre & Platted Roadside Subs														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
08-22-200-039	9063 W COLDWATER RD	05/05/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$37,500	46.88	\$86,855	\$11,645	\$18,500	175.0	181.5	1.00	0.73	
08-10-501-007	7463 GILLETTE RD	07/22/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,400	39.16	\$176,818	\$30,182	\$17,000	100.0	373.0	1.00	0.86	
08-16-300-005	10400 W COLDWATER RD	04/21/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$65,200	35.24	\$144,398	\$60,802	\$20,200	145.0	204.0	1.00	0.68	
08-21-100-005	10369 W COLDWATER RD	05/10/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,800	40.38	\$187,957	\$42,243	\$20,200	100.0	250.0	1.00	0.57	
08-22-200-031	9133 W COLDWATER RD	05/15/23	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$149,200	36.57	\$387,257	\$40,943	\$20,200	0.0	0.0	1.00	1.00	
08-22-200-036	5529 N MCKINLEY RD	09/11/23	\$102,000	PTA	03-ARM'S LENGTH	\$102,000	\$39,300	38.53	\$89,247	\$32,953	\$20,200	90.8	249.5	1.00	0.52	
08-20-100-010	11455 W COLDWATER RD	03/21/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$95,700	79.75	\$207,364	(\$66,674)	\$20,690	149.0	333.8	1.00	1.14	
08-20-300-016	11330 W CARPENTER RD	08/01/23	\$47,500	PTA	03-ARM'S LENGTH	\$47,500	\$32,100	67.58	\$53,628	\$14,457	\$20,585	0.0	0.0	1.00	1.11	
08-28-200-007	10101 W CARPENTER RD	10/09/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$55,400	38.21	\$117,633	\$47,567	\$20,200	0.0	0.0	1.00	1.00	
Totals:			\$1,487,500			\$1,487,500	\$633,600		\$1,451,157	\$214,118	\$177,775	759.8		9.00	7.61	
								Sale. Ratio =>	42.59			Average		Average		
								Std. Dev. =>	6.13			per FF=>	\$282	per Net Acre=>	23,790.89	

Metes & Bounds Up To 1 Acre and Platted Roadside Subs 23,000 USED FOR 2025 RATES
 Net acreage adjusted to 1 on smaller lots for calculation of this rate.
 The Land Residual Study Was Used In This Area Due To Lack Of Vacant Land Sales of 1 Acre or Less.

Vacant Land Study																
08-10-400-029	7254 GILLETTE RD	05/25/22	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$12,500	50.00	\$28,866	\$25,000	\$4,800	1.13	0.3	1.13		
						\$25,000 For Up To 1 Acre Lots										

VACANT LAND & RESIDUAL SALES STUDY		Additional Acres After The First/Large Residential Lots															\$ Per Add
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	(-) 1st Acre	Total Acres	Add Ac	Net Acres	Acres		
08-19-100-021	5470 SHERIDAN RD	04/04/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$93,700	40.74	\$221,484	\$34,394	\$11,394	2.11	1.11	2.11	\$10,292.68		
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	(\$12,446)	2.18	1.18	2.18	(\$10,556.40)		
08-20-400-027	11150 W CARPENTER RD	05/27/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$108,500	32.88	\$326,741	\$29,743	\$6,743	2.34	1.34	2.34	\$5,032.09		
08-19-300-011	12418 W CARPENTER RD	11/04/22	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$75,600	37.06	\$193,419	\$38,339	\$15,339	2.83	1.83	2.83	\$8,381.97		
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	\$41,229	4.80	3.80	4.80	\$10,849.74		
08-30-300-001	4240 SHERIDAN RD	01/10/23	\$380,000	OTH	03-ARM'S LENGTH	\$380,000	\$114,800	30.21	\$332,683	\$156,117	\$133,117	34.00	33.00	34.00	\$4,033.85		
08-09-400-019	7187 N SEYMOUR RD	02/29/24	\$93,000	PTA	03-ARM'S LENGTH	\$93,000	\$52,400	56.34	\$111,838	\$6,542	(\$16,458)	2.48	1.5	2.48	(\$11,120.27)		
08-10-100-023	9435 W MT MORRIS RD	08/17/23	\$406,000	PTA	03-ARM'S LENGTH	\$406,000	\$193,700	47.71	\$424,426	\$7,129	(\$15,871)	2.53	1.5	2.53	(\$10,373.20)		
08-17-300-006	6188 DUFFIELD RD	10/16/23	\$388,000	PTA	03-ARM'S LENGTH	\$388,000	\$152,800	39.38	\$369,838	\$69,862	\$46,862	10.00	9.0	10.00	\$5,206.89		
08-17-300-007	6146 DUFFIELD RD	01/11/24	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$95,400	43.56	\$211,378	\$56,137	\$33,137	9.09	8.1	9.09	\$4,096.04		
08-19-526-001	12125 W COLDWATER RD	08/22/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$80,300	37.35	\$177,605	\$70,405	\$47,405	4.66	3.7	4.66	\$12,952.19		
08-19-526-021	5321 DUFFIELD RD	10/10/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$87,200	34.89	\$218,336	\$65,239	\$42,239	4.85	3.9	4.85	\$10,971.17		
08-20-200-028	5491 DILLON RD	04/14/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$78,900	48.40	\$170,018	\$17,393	(\$5,607)	2.20	1.2	2.20	(\$4,672.50)		
08-10-400-029	7254 GILLETTE RD	05/25/22	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$12,500	50.00	\$26,354	\$25,000	\$2,000	2.29	1.29	2.29	\$1,550.39		
08-18-200-015	6285 DUFFIELD RD	02/18/22	\$26,000	PTA	03-ARM'S LENGTH	\$26,000	\$13,300	51.15	\$25,600	\$26,000	\$3,000	2.00	1.00	2.00	\$3,000.00		
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	\$53,800	15.79	14.79	15.79	\$3,637.59		
08-19-526-016	5377 DUFFIELD RD	02/09/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$15,900	53.00	\$31,700	\$30,000	\$7,000	4.85	3.85	4.85	\$1,818.18		
08-10-200-010	GILLETTE RD	05/04/23	\$12,000	PTA	03-ARM'S LENGTH	\$12,000	\$11,500	95.83	\$23,000	\$12,000	(\$11,000)	1.00	1.0	1.00	(\$11,000.00)		
08-18-200-015	6285 DUFFIELD RD	12/01/23	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$12,800	36.57	\$25,600	\$35,000	\$12,000	2.00	1.0	2.00	\$12,000.00		
08-18-400-010	12110 W COLDWATER RD	04/14/23	\$35,000	QC	03-ARM'S LENGTH	\$35,000	\$13,900	39.71	\$27,706	\$35,000	\$12,000	2.81	1.8	2.81	\$6,629.83		
						\$3,686,900	\$1,460,600			\$865,883	\$405,883		95.8				
								Sale. Ratio =>	39.62								
								Std. Dev. =>	0.72							\$4,237 Per additional acre after the first	

2025 Rate For Additional Acres After The First Full Acre \$4,000 Per Additional Acre After 1st
 A Vacant Land & Residual Sales Study Shows A Value of \$4,237 Per Additional Acre. \$4,000 was decided upon because the Vacant Land Sales were showing on the lower end, so it was decided to give them more weight.

ZONE 3 Metes & Bounds & Roadside Plats Land Tables Study

LAND RESIDUAL METHOD

Metes & Bounds Lots Up To 1 Acre & Platted Roadside Subs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres		
08-32-400-001	3259 DILLON RD	06/02/21	\$221,500	PTA	03-ARM'S LENGTH	\$221,500	\$88,700	40.05	\$223,755	\$22,745	\$25,000	100.0	250.0	1.00	0.57		
08-34-400-007	9110 W POTTER RD	03/04/22	\$209,900	PTA	03-ARM'S LENGTH	\$209,900	\$85,200	40.59	\$214,533	\$20,367	\$25,000	135.0	250.0	1.00	0.72		
08-32-200-020	11247 W PIERSON RD	12/15/21	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$93,500	37.85	\$250,827	\$23,173	\$27,000	105.0	420.0	1.00	1.00		
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		
08-32-578-016	3171 DILLON RD	05/09/22	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$97,400	40.25	\$245,267	\$18,733	\$22,000	100.0	400.0	1.00	0.92		
08-36-554-003	7366 W POTTER RD	05/28/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$79,500	41.84	\$198,414	\$13,586	\$22,000	100.0	200.0	1.00	0.46		
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	0.87		
08-36-100-005	7571 RIVER RD	03/01/24	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$102,900	36.76	\$225,436	\$80,464	\$26,000	148.5	205.3	1.00	0.70		
Totals:			\$279,900			\$1,756,200	\$683,000		\$1,694,030	\$261,222	\$199,052	995.5		8.00	6.26		
								Sale. Ratio =>	38.89	Average			Average				
								Std. Dev. =>	2.32	per FF=>			\$262	per Net Acre=>			32,652.75

Metes & Bounds Up To 1 Acre and Platted Roadside Subs **32,000 USED FOR 2025 RATES**
 Net acreage adjusted to 1 on smaller lots
 for calculation of this rate.
 Land Residual Method Used due to lack of vacant land sales of 1 Ac or less.

LAND RESIDUAL METHOD

Additional Acres After The First/Large Residential Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	(-) 1st Acre	Total Acres	Add Ac	Net Acres	\$ Per Add Acre	
08-36-551-011	3064 MORRISH RD	06/01/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$112,000	44.80	\$235,220	\$49,280	\$17,280	8.00	7.00	8.00	\$2,468.57	
08-36-300-024	3305 LONGVIEW DR	05/13/22	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$115,600	41.66	\$270,015	\$49,357	\$17,357	6.72	5.72	6.72	\$3,034.44	
08-32-100-023	3290 DUFFIELD RD	09/20/22	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$211,100	40.60	\$512,738	\$55,322	\$23,322	9.10	8.10	9.10	\$2,879.26	
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	\$32,658	16.50	15.50	16.50	\$2,106.97	
08-32-100-002	3212 DUFFIELD RD	04/17/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$175,500	45.58	\$391,309	\$32,091	\$91	5.00	4.0	5.00	\$22.75	
08-32-576-001	3192 DILLON RD	08/22/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$75,400	39.07	\$158,636	\$62,720	\$30,720	1.76	0.8	1.76	\$40,421.05	
08-32-100-030	11435 W PIERSON RD	08/04/23	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$19,500	37.50	\$38,927	\$52,000	\$20,000	5.2	4.2	5.17	\$4,761.90	
08-34-100-004	WOODRIDGE DR	08/27/23	\$202,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$202,500	\$49,300	24.35	\$139,004	\$202,500	\$170,500	44.8	43.8	44.84	\$3,892.69	
						\$2,030,000	\$827,500			\$567,928	\$311,928		89.1	97.09		
								Sale. Ratio =>	40.76				3,501.66			
								Std. Dev. =>	14.46				Per Additional Acre After 1st			

2025 Rate For Additional Acres After The First Full Acre **\$3,500 Per Additional Acre After 1st**
 The Land Residual Sales Study Shows A Value of \$3,500 Per Additional Acre.
 2 Vacant Land Sales were also considered, but they are not enough for a separate study.

ZONE 5 Metes & Bounds & Roadside Plats Land Tables Study

LAND RESIDUAL METHOD		Metes & Bounds Lots Up To 1 Acre & Platted Roadside Subs														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
08-23-200-008	5454 DELAND RD	11/23/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$82,400	44.54	\$196,779	\$13,221	\$25,000	100.0	220.0	1.00	0.51	
08-14-400-019	8158 W COLDWATER RD	01/31/23	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$73,400	38.13	\$179,033	\$39,467	\$26,000	100.0	330.0	1.00	0.76	
08-22-400-018	5225 N MCKINLEY RD	04/15/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$82,100	38.19	\$195,716	\$45,284	\$26,000	155.0	272.2	1.00	0.95	
08-24-100-039	5457 JOHNSON RD	11/14/22	\$161,500	PTA	03-ARM'S LENGTH	\$161,500	\$52,400	32.45	\$145,364	\$42,136	\$26,000	176.0	247.5	1.00	1.00	
08-24-200-033	5305 N ELMS RD	03/17/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$92,700	46.35	\$221,818	\$4,182	\$26,000	124.0	351.0	1.00	1.00	
08-23-577-009	8121 W CARPENTER RD	09/29/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$76,900	41.57	\$184,334	\$20,666	\$20,000	100.0	200.0	1.00	0.46	
08-23-577-014	8071 W CARPENTER RD	12/15/22	\$184,900	PTA	03-ARM'S LENGTH	\$184,900	\$74,600	40.35	\$178,933	\$25,967	\$20,000	100.0	200.0	1.00	0.46	
08-24-501-002	7385 W COLDWATER RD	10/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,500	43.00	\$154,004	\$15,996	\$20,000	196.6	114.0	1.00	0.51	
08-13-552-023	6169 JOHNSON RD	11/11/22	\$148,500	PTA	03-ARM'S LENGTH	\$148,500	\$72,800	49.02	\$173,041	\$1,459	\$26,000	100.0	445.0	1.00	1.02	
08-12-100-015	7403 JOHNSON RD	01/30/24	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$41,900	41.90	\$96,659	\$28,341	\$25,000	100.0	319.8	1.00	0.73	
08-13-300-014	6120 JOHNSON RD	10/06/23	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$106,600	44.44	\$232,017	\$32,883	\$25,000	100.0	300.0	1.00	0.69	
08-14-400-042	8170 W COLDWATER RD	05/31/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$151,500	55.09	\$296,451	\$3,549	\$25,000	155.0	275.0	1.00	1.00	
08-14-551-008	8312 W COLDWATER RD	10/16/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$80,900	40.47	\$180,841	\$44,059	\$25,000	100.0	260.0	1.00	0.60	
08-23-100-018	5469 DELAND RD	05/01/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$112,000	52.09	\$235,003	\$4,997	\$25,000	100.0	265.0	1.00	0.61	
08-23-200-002	5500 DELAND RD	06/27/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$106,200	42.48	\$230,982	\$44,018	\$25,000	100.0	222.0	1.00	0.51	
08-23-200-024	5290 DELAND RD	10/31/23	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$60,800	34.94	\$136,167	\$62,833	\$25,000	100.0	233.0	1.00	0.54	
08-23-400-011	5066 DELAND RD	02/29/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$61,000	46.92	\$130,631	\$24,369	\$25,000	100.0	330.0	1.00	0.76	
08-23-577-009	8121 W CARPENTER RD	11/20/23	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$87,600	46.13	\$195,743	\$19,157	\$25,000	100.0	200.0	1.00	0.46	
08-24-576-020	7054 HICKORY ST	11/13/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$87,700	43.87	\$190,342	\$34,558	\$25,000	92.0	403.0	1.00	0.85	
Totals:			\$1,973,600			\$3,596,000	\$1,568,000		\$3,553,858	\$507,142	\$465,000	2,198.6		19.00	13.41	
							Sale. Ratio =>		43.60		Average			Average		
							Std. Dev. =>		0.47		per FF=>	\$231		per Net Acre=>	26,691.68	

Metes & Bounds Up To 1 Acre and Platted Roadside Subs **27,000 USED FOR 2025 RATES**
 Net acreage adjusted to 1 on smaller lots
 for calculation of this rate.
 The Land Residual Study Was Used In This Area Due To Lack Of Vacant Land Sales of 1 Acre or Less.

Vacant Land Sales 1 Up To 1 Acre															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
08-12-200-016	7181 W MT MORRIS RD	12/18/23	\$28,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$39,000	139.29	\$78,000	\$28,000	\$78,000	100.0	310.0	1.00	0.71

LAND RESIDUAL METHOD		Additional Acres After The First/Large Residential Lots														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	LR (-) 1st Acre	Total Acres	Add Ac	Net Acres		
08-11-300-008	7160 N MCKINLEY RD	08/04/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$89,800	33.26	\$234,481	\$71,919	\$44,919	5.00	4.00	5.00		
08-11-300-015	8270 W STANLEY RD	04/12/22	\$277,450	PTA	03-ARM'S LENGTH	\$277,450	\$103,600	37.34	\$273,351	\$40,499	\$13,499	5.00	4.00	5.00		
08-12-300-007	7208 JOHNSON RD	02/16/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$70,200	33.43	\$198,595	\$48,117	\$21,117	5.12	4.12	5.12		
08-24-576-002	7238 W CARPENTER RD	02/02/23	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$74,200	41.45	\$173,586	\$43,194	\$16,194	5.26	4.26	5.26		
08-24-200-035	7105 W COLDWATER RD	06/30/22	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$159,600	41.03	\$381,829	\$52,853	\$25,853	8.57	7.57	8.57		
08-24-400-008	5057 N ELMS RD	03/24/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$167,500	46.53	\$395,152	\$37,618	\$10,618	19.00	18.00	19.00		
08-13-200-043	6277 N ELMS RD	11/18/22	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$246,900	41.50	\$582,272	\$119,744	\$92,744	32.16	31.16	32.16		
08-24-400-001	7227 W CARPENTER RD	03/11/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$130,300	33.41	\$366,199	\$99,201	\$72,201	20.00	19.00	20.00		
08-12-100-031	7374 JOHNSON RD	07/24/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$111,900	38.59	\$245,030	\$83,970	\$56,970	5.00	4.00	5.00		
08-12-300-041	7245 JOHNSON RD	02/14/24	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$193,900	47.29	\$422,415	\$17,555	(\$9,445)	2.42	1.42	2.42		
08-13-501-008	6423 JOHNSON RD	03/22/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$82,100	48.29	\$177,682	\$21,168	(\$5,832)	2.10	1.10	2.10		
08-24-100-001	7513 W COLDWATER RD	07/26/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$63,200	36.11	\$136,048	\$67,452	\$40,452	2.00	1.00	2.00		
						\$3,715,450	\$1,493,200			\$703,290	\$379,290		99.63			
							Sale. Ratio =>		40.19		\$3,806.99					
							Std. Dev. =>		2.02		Per Additional Acre After 1st					

VACANT LAND SALES STUDY		Additional Acres After The First/Large Residential Lots															\$ Per Add
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	LR (-) 1st Acre	Total Acres	Add Ac	Net Acres	Acres		
08-11-300-019	N MCKINLEY RD	02/09/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$44,900	27.21	\$96,620	\$165,000	\$138,000	33.10	32.10	33.10	\$4,299.07		
08-14-300-047	6237 DELAND RD	03/11/22	\$12,000	PTA	03-ARM'S LENGTH	\$12,000	\$6,000	50.00	\$43,212	\$12,000	\$12,000	2.00	2.00	2.00	\$6,000.00		
08-14-300-046	6129 DELAND RD	03/11/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,500	50.00	\$47,398	\$15,000	\$15,000	2.51	2.51	2.51	\$5,976.10		
08-14-551-030	8350 W COLDWATER RD	01/28/22	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$9,750	50.00	\$61,282	\$19,500	\$19,500	2.85	2.85	2.85	\$6,842.11		
08-11-300-019	N MCKINLEY RD	02/09/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$44,900	27.21	\$137,350	\$165,000	\$138,000	33.10	33.10	33.10	\$4,169.18		
08-12-300-040	7239 JOHNSON RD	10/02/23	\$74,999	PTA	03-ARM'S LENGTH	\$74,999	\$23,400	31.20	\$46,800	\$74,999	\$47,999	9.00	9.00	9.00	\$5,333.22		
Totals:			\$2,496,174			\$451,499	\$136,450		\$432,662	\$451,499	\$370,499	82.6	81.6	82.56	32,619.67		
							Sale. Ratio =>		30.22								
							Std. Dev. =>		2.82						\$4,543		

2025 Rate For Additional Acres After The First Full Acre **\$4,500 Per Additional Acre After 1st**
 The Vacant Land Sales Study Shows A Value of \$4,543 Per Additional Acre,
 The Land Residual Study Shows A Value of \$3,806. More Weight Is Given To The Vacant Study, As The Sales Seem Reliable.

Per Additional Acre After 1st

RIVER FRONTAGE Metes & Bounds & Roadside Plats Land Tables Study

LAND RESIDUALS METHOD

Metes & Bounds Lots Up To 1 Acre & Platted Roadside Subs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
08-04-200-018	8396 N SEYMOUR RD	09/27/22	\$175,900	PTA	03-ARM'S LENGTH	\$175,900	\$68,900	39.17	\$156,754	\$74,146	\$55,000	158.3	210.6	1.00	0.62
08-36-577-003	7296 RIVER RD	03/31/23	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$124,200	45.00	\$292,748	\$38,252	\$55,000	90.0	387.2	1.00	0.80
08-04-200-018	8396 N SEYMOUR RD	08/14/23	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$75,600	42.02	\$165,906	\$74,994	\$61,000	158.3	210.6	1.00	0.77
			\$631,800				\$268,700			\$187,392				3.00	2.19

Sale. Ratio => 42.53
 Std. Dev. => 2.02

\$62,464 AVERAGE

Metes & Bounds Up To 1 Acre and Platted Roadside Subs 62,500 USED FOR 2025 RATES
 Net acreage adjusted to 1 on smaller lots For Township River Frontage Land Table
 for calculation of this rate.
 The Land Residual Study Was Used In This Area Due To Lack Of Vacant Land Sales of 1 Acre or Less.

LAND RESIDUALS METHOD

Additional Acres After The First/Large Residential Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	LR (-) 1st Acre	Total Acres	Add Ac	Net Acres	\$ Per Add Acre
08-22-200-021	5275 CONESTOGA DR	10/03/22	\$434,999	PTA	03-ARM'S LENGTH	\$434,999	\$176,700	40.62	\$419,985	\$72,954	\$11,954	1.49	0.49	1.49	24,395.92
08-11-100-002	7217 N MCKINLEY RD	01/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$137,100	39.74	\$355,716	\$80,284	\$19,284	7.00	6.00	7.00	3,214.00
08-15-200-045	6321 N MCKINLEY RD	11/10/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$183,300	48.24	\$398,026	\$119,294	\$58,294	14.72	13.72	14.72	4,248.83
08-15-400-038	9098 W COLDWATER RD	03/17/22	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$113,500	34.93	\$297,034	\$132,491	\$71,491	20.75	19.75	20.75	3,619.80
08-10-400-028	7151 N MCKINLEY RD	05/11/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$39,200	37.33	\$80,550	\$105,000	\$44,000	4.91	3.9	4.91	11,253.20
08-15-100-006	6454 N SEYMOUR RD	09/15/23	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$113,100	32.32	\$283,354	\$157,896	\$96,896	7.07	6.7	7.70	14,462.09
08-22-100-008	5308 N SEYMOUR RD	09/18/23	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$152,500	35.47	\$398,645	\$137,855	\$76,855	10.10	9.1	10.10	8,445.60
08-22-554-013	5162 N SEYMOUR RD	11/13/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$91,200	45.60	\$198,557	\$66,943	\$5,943	1.90	0.9	1.90	6,603.33
						\$2,569,799	\$1,006,600			\$872,717	\$384,717		60.57		76,242.77

Sale. Ratio => 39.17
 Std. Dev. => 3.52

\$6,352 Per Additional Acre After 1st

2025 Rate For Additional Acres After The First Full Acre \$6,350 Per Additional Acre After 1st
 Wetland & Large Res Rates used are from Z5 4,500 Add Acre Rate where most the river parcels are located
 The \$6,350 Rate was calculated from a Land Residual Study. No good vacant land sales.

Only Vacant Sale

08-03-100-008	RIVERVIEW CT	06/02/23	\$24,900	PTA	03-ARM'S LENGTH	\$24,900	\$7,500	30.12	\$15,000	\$24,900	\$15,000	0.0	0.0	0.29	0.29
---------------	--------------	----------	----------	-----	-----------------	----------	---------	-------	----------	----------	----------	-----	-----	------	------

LAND RESIDUAL STUDY

PER LOT VALUE LAND STUDY FOR:

GRANRICH ESTATES AREA & APPLE HILL ESTATES SUBDIVISIONS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
08-23-501-023	8505 WESLEY DR	10/31/23	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$113,900	44.23	\$244,217	\$37,583	\$24,300	110.0	214.0	1.00	0.54
08-23-552-008	8488 APPLE BLOSSOM LN	08/21/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$113,300	43.58	\$242,955	\$41,345	\$24,300	90.0	275.0	1.00	0.57
08-23-552-013	8465 SPY-DEL DR	07/05/23	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$129,000	54.20	\$276,351	(\$14,051)	\$24,300	95.0	282.0	1.00	0.62
08-23-553-024	8428 APPLE BLOSSOM LN	06/21/23	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$114,800	42.05	\$253,409	\$43,891	\$24,300	145.0	141.2	1.00	0.47
08-23-553-033	8402 MCINTOSH CIR	06/26/23	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$91,300	39.35	\$196,462	\$59,838	\$24,300	114.0	217.0	1.00	0.57
08-23-554-016	8353 APPLE BLOSSOM LN	08/10/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$125,800	41.93	\$269,515	\$54,785	\$24,300	100.0	197.0	1.00	0.45
08-22-526-025	5303 CONESTOGA DR	06/01/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$115,300	51.24	\$254,213	(\$4,913)	\$24,300	121.0	158.0	1.00	0.44
08-22-526-069	9156 PINE BLUFF DR	05/03/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$122,500	42.98	\$270,017	\$39,283	\$24,300	123.0	152.0	1.00	0.40
08-22-551-001	5051 CEDARDALE LN	08/31/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$98,800	52.00	\$219,804	(\$5,504)	\$24,300	136.0	154.0	1.00	0.48
08-22-551-003	5073 CEDARDALE LN	11/20/23	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$93,800	42.66	\$208,956	\$35,244	\$24,300	120.0	185.0	1.00	0.51
08-22-553-013	9272 W CARPENTER RD	10/30/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$117,200	49.87	\$259,652	(\$352)	\$24,300	100.0	200.0	1.00	0.46
08-22-576-005	9210 W CARPENTER RD	07/21/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$92,300	45.02	\$205,864	\$23,436	\$24,300	100.0	200.0	1.00	0.46
08-22-577-001	5028 TAHQUAMENON TRL	07/21/23	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$85,900	42.32	\$191,626	\$35,674	\$24,300	100.0	200.0	1.00	0.46
08-22-577-018	5212 TAHQUAMENON TRL	11/20/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,500	38.84	\$187,903	\$51,397	\$24,300	100.0	200.0	1.00	0.46
08-27-501-021	4484 CEDARDALE LN	05/04/22	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$93,400	37.97	\$222,091	\$43,909	\$20,000	90.0	290.4	1.00	0.60
08-22-577-007	5096 TAHQUAMENON TRL	12/30/22	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$60,600	40.95	\$142,581	\$25,419	\$20,000	100.0	201.0	1.00	0.46
08-22-577-011	5136 TAHQUAMENON TRL	03/20/23	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$74,700	41.52	\$176,914	\$22,986	\$20,000	100.0	201.0	1.00	0.46
08-22-577-033	5305 CHICKASAW TRL	01/14/22	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$110,900	44.54	\$265,649	\$3,351	\$20,000	100.0	200.0	1.00	0.46
08-22-577-059	5028 CHICKASAW TRL	02/01/22	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$73,000	36.14	\$190,789	\$31,211	\$20,000	100.0	200.0	1.00	0.46
08-22-577-062	9209 SHOSHONE TRL	12/08/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,700	40.36	\$186,642	\$28,358	\$20,000	119.0	248.9	1.00	0.68
08-22-577-131	9202 NAVAJO TRL	06/10/22	\$240,000	PTA	03-ARM'S LENGTH	\$232,800	\$87,000	37.37	\$223,006	\$29,794	\$20,000	100.0	252.6	1.00	0.58
08-22-552-003	5055 POTAWATAMI TRL	07/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,400	45.08	\$197,804	\$7,196	\$20,000	100.0	270.1	1.00	0.62
08-22-552-015	5047 SIOUX CT	11/22/22	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$81,400	36.26	\$203,741	\$40,759	\$20,000	100.0	200.0	1.00	0.46
08-22-526-026	5289 CONESTOGA DR	03/31/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$312,379	\$29,621	\$22,000	115.0	177.0	1.00	0.47
08-22-526-042	9063 OVERLAND TRL	09/24/21	\$271,500	PTA	03-ARM'S LENGTH	\$271,500	\$105,100	38.71	\$267,914	\$25,586	\$22,000	60.0	384.8	1.00	0.53
08-22-526-044	9060 OVERLAND TRL	08/19/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$108,600	51.71	\$222,030	\$9,970	\$22,000	60.0	392.0	1.00	0.54
08-23-551-002	5164 N MCKINLEY RD	09/19/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$77,700	37.00	\$197,678	\$32,322	\$20,000	130.0	200.0	1.00	0.60
08-23-501-009	8434 WESLEY DR	03/23/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$114,600	38.85	\$274,015	\$40,985	\$20,000	100.0	214.2	1.00	0.49
Totals:			\$6,514,300			\$6,507,100	\$2,777,300		\$6,364,177	\$769,123	\$626,200	2,928.0		28.00	14.29
							Sale. Ratio =>	42.68		Average			Average		
							Std. Dev. =>	3.81		per FF=>		\$263		per Net Acre=>	27,468.68

Includes Developments: Granrich Estates, Parkside Sub, Ponderosa, Apple Hill Estates, Apple Hill North

Lot Value For Granrich Estates Area & Apple Hill Estates 27,500 USED FOR 2025 RATES
Both are older, high density developments, located on the East side, near the river.

Land Residual Sales Study

PER LOT VALUE LAND STUDY FOR:

AMBLESIDE SUBDIVISION & THE NEEDLES SUBDIVISION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
08-22-503-001	9445 PINE NEEDLE TRL	10/28/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$115,500	42.00	\$243,203	\$56,797	\$25,000	140.0	161.8	1.00	0.52	
08-22-503-019	9464 PINE NEEDLE TRL	01/13/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$143,700	43.55	\$319,240	\$35,760	\$25,000	224.6	131.9	1.00	0.68	
08-34-504-011	3384 WOODRIDGE DR	11/16/22	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$156,600	36.85	\$381,713	\$68,287	\$25,000	95.0	213.0	1.00	0.47	
08-34-501-001	3498 AMBLESIDE DR	08/18/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,100	42.22	\$313,541	\$35,459	\$29,000	100.0	210.0	1.00	0.48	
Totals:			\$1,350,000			\$1,350,000	\$550,900		\$1,257,697	\$196,303	\$104,000	559.6		4.00	2.15	
								Sale. Ratio =>	40.81	Average			Average			
								Std. Dev. =>	0.15	per FF=>			\$351	per Net Acre=>		49,075.75

Vacant Land Sales Study

PER LOT VALUE LAN AMBLESIDE SUBDIVISION & THE NEEDLES SUBDIVISION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	LOTS	Total Acres
08-34-504-029	3488 WOODRIDGE DR	09/19/22	\$29,000	PTA	03-ARM'S LENGTH	\$29,000	\$12,500	43.10	\$25,000	\$29,000	\$25,000	138.0	189.4	1.00	0.60

Lot Value For Ambleside & The Needles Subdivisions 39,000 USED FOR 2025 RATES
Both are Newer developments, located on the Western
Side of the Township and similar

Land residual study was done, Showing a Lot Value of \$49,000, the vacant land sale Showed \$29,000..
 Both Studies seem Reliable and hold equal Weight. An Average Was Used.

Land Residual Study

PER LOT VALUE LAND STUDY FOR: HIGH END SUBS - EAST TOWNSHIP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	LOTS	Total Acres		
08-23-503-008	8404 JACLYN ANN	09/23/22	\$354,900	PTA	03-ARM'S LENGTH	\$354,900	\$150,700	42.46	\$352,277	\$34,623	\$32,000	99.0	180.0	1.00	0.41		
08-23-503-016	8494 JACLYN ANN	07/13/22	\$333,700	PTA	03-ARM'S LENGTH	\$333,700	\$151,500	45.40	\$326,741	\$38,959	\$32,000	76.7	397.8	1.00	0.70		
08-23-503-021	8453 JACLYN ANN	03/31/23	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$132,300	42.00	\$284,850	\$62,150	\$32,000	118.0	188.3	1.00	0.51		
08-23-503-025	8413 JACLYN ANN	04/27/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$158,000	52.67	\$327,040	\$4,960	\$32,000	100.0	264.0	1.00	0.61		
08-22-578-014	9079 TWIN OAKS	11/28/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$140,600	44.63	\$303,119	\$41,881	\$30,000	81.8	303.4	1.00	0.57		
08-35-577-022	8227 FOUNTAIN VIEW CT	10/11/22	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$202,500	41.75	\$442,764	\$75,236	\$33,000	107.0	223.9	1.00	0.55		
08-35-578-034	8179 SHADYBROOK LN	03/11/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$180,800	45.20	\$416,525	\$15,475	\$32,000	114.0	168.1	1.00	0.44		
08-35-578-048	8190 SHADYBROOK LN	08/31/22	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$157,900	40.49	\$391,321	\$30,679	\$32,000	130.0	143.4	1.00	0.43		
08-36-506-002	3315 FIELDSTONE DR	06/08/22	\$456,000	PTA	03-ARM'S LENGTH	\$456,000	\$248,400	54.47	\$482,401	\$5,599	\$32,000	85.0	256.2	1.00	0.50		
08-22-578-001	9038 TWIN OAKS	09/29/23	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$149,200	46.34	\$332,458	\$21,542	\$32,000	111.6	199.8	1.00	0.51		
08-23-503-010	8424 JACLYN ANN	05/16/23	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$145,000	39.19	\$320,670	\$81,330	\$32,000	99.0	180.0	1.00	0.41		
Totals:			\$692,000			\$4,041,600	\$1,816,900		\$3,980,166	\$412,434	\$351,000	1,122.1		11.00	5.64		
								Sale. Ratio =>	44.95	Average			Average				
								Std. Dev. =>	4.80	per FF=>			\$368	per Net Acre=> 37,494.00			

Includes Developments: Krystal Kreek, Thornridge, Twin Oaks, Pleasant Woods, Woodhaven Estates, Evening Shadows, Shadowland, Flushing Gold & Country Club

Lot Value For HIGH END SUBS - EAST TOWNSHIP **37,500 USED FOR 2025 RATES**
 Newer, High Priced, Built Out Developments, East Side of Township
 Land Residual Study Used Due To Lack Of Vacant Land Sales

Land Residual Study

PER SITE VALUE LAND STUDY For Hyde Park Condos and Devonshire Commons Site Condo Developments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	SITE
08-36-676-104	7155 KINGS WAY	03/20/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$92,500	43.02	\$212,428	\$13,272	\$10,700	1.00
08-36-677-115	7019 STRATFORD LN	06/01/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$63,900	38.73	\$146,173	\$29,527	\$10,700	1.00
08-36-676-078	7172 KINGS WAY	05/19/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,000	40.77	\$239,792	\$37,208	\$17,000	1.00
08-36-676-211	7068 CAMBRIDGE DR	01/12/24	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$98,800	45.32	\$227,435	\$7,565	\$17,000	1.00
08-36-676-212	7070 CAMBRIDGE DR	03/01/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$115,000	47.92	\$259,838	(\$2,838)	\$17,000	1.00
08-36-676-219	3410 WYNDHAM DR	01/12/24	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$98,800	45.53	\$227,435	\$6,565	\$17,000	1.00
08-36-676-240	7046 KINGS WAY	07/07/23	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$82,900	43.18	\$188,755	\$20,245	\$17,000	1.00
Totals:			\$1,507,000			\$1,507,000	\$657,900		\$1,501,856	\$111,544	\$106,400	7.00

Sale. Ratio => 43.66 Average Average
 Std. Dev. => 0.11 per Net Acre=> 15,934.86

Site Value For Hyde Park Condos Site Condo Development 16,000 USED FOR 2025 RATES
 and Devonshire Commons Site Condo Development
 Land Residual Study used due to lack of vacant sales Site Value best reflects area market

Not Used

08-36-677-102	3010 WYNDHAM DR	12/20/23	\$225,000	PTA	25-PARTIAL CONSTRUCTION	\$225,000	\$5,400	2.40	\$180,944	\$61,056	\$17,000	0.0	0.0	1.00	0.00
---------------	-----------------	----------	-----------	-----	-------------------------	-----------	---------	------	-----------	----------	----------	-----	-----	------	------

Land Residual Study															
PER SITE VALUE LAND STUDY FOR: Hyde Park Estates Site Condo Development															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	SITE	Total Acres
08-36-678-023	3180 COVENTRY CT	07/14/23	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$143,700	48.88	\$319,141	(\$2,141)	\$23,000	49.0	168.9	1.00	0.19
08-36-678-040	3061 OXFORD LN	05/17/23	\$262,900	PTA	*19-MULTI PARCEL ARM'S LENGTH	\$262,900	\$120,100	45.68	\$267,451	\$20,724	\$46,000	141.5	269.1	1.00	0.22
08-36-678-047	3005 OXFORD LN	05/02/23	\$303,500	PTA	03-ARM'S LENGTH	\$303,500	\$124,100	40.89	\$275,559	\$50,941	\$23,000	110.0	79.0	1.00	0.20
08-36-678-063	3025 TRAFALGAR DR	05/05/23	\$306,000	PTA	*19-MULTI PARCEL ARM'S LENGTH	\$306,000	\$125,700	41.08	\$296,872	\$36,064	\$46,000	81.0	118.0	1.00	0.22
Totals:			\$1,166,400			\$1,166,400	\$513,600		\$1,159,023	\$105,588	\$138,000	381.5		4.00	0.83
* Land Residual Adjusted to account for 2 lots included in sale (Half total used)								Sale. Ratio =>	44.03	Average		Average			
								Std. Dev. =>	5.51	per FF=>		\$277	per Net Acre=>		26,397.00

Vacant Land Sale Study With Multi Sale															
PER SITE VALUE LAND STUDY FOR: Hyde Park Estates Site Condo Development															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	SITE	Total Acres
08-36-678-031	3133 STRATFORD LN	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	75.2	128.6	1.00	0.25
08-36-678-043	3037 OXFORD LN	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	70.6	149.8	1.00	0.25
08-36-678-045	3021 OXFORD LN	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	72.5	141.3	1.00	0.25
08-36-678-060	3049 TRAFALGAR DR	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	73.2	136.3	1.00	0.23
08-36-678-061	3041 TRAFALGAR DR	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	78.0	122.9	1.00	0.23
08-36-678-027	3165 COVENTRY CT	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	58.7	208.5	1.00	0.25
08-36-678-028	3157 COVENTRY CT	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	91.0	55.6	1.00	0.25
08-36-678-029	3149 STRATFORD LN	05/26/22	\$184,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$23,000	\$9,800	42.61	\$20,000	\$23,000	\$20,000	85.0	128.1	1.00	0.25
08-36-678-027	3165 COVENTRY CT	05/01/23	\$30,500	PTA	03-ARM'S LENGTH	\$30,500	\$10,000	32.79	\$23,000	\$30,500	\$23,000	58.7	208.5	1.00	0.28
08-36-678-031	3133 STRATFORD LN	06/16/23	\$30,500	PTA	03-ARM'S LENGTH	\$30,500	\$10,000	32.79	\$23,000	\$30,500	\$23,000	75.2	128.6	1.00	0.22
08-36-678-041	3053 OXFORD LN	08/23/23	\$24,000	PTA	03-ARM'S LENGTH	\$24,000	\$10,000	41.67	\$23,000	\$24,000	\$23,000	70.9	135.9	1.00	0.22
						\$269,000	\$108,400		\$229,000	\$269,000	\$229,000	808.9		11.00	2.68
8 Parcels In This Multi-Sale								Sale. Ratio =>	40.30						
								Std. Dev. =>	0.67					24,454.55	

Vacant Land Sale Study Without Multi Sale															
PER SITE VALUE LAND STUDY FOR: Hyde Park Estates Site Condo Development															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	SITE	Total Acres
08-36-678-027	3165 COVENTRY CT	05/01/23	\$30,500	PTA	03-ARM'S LENGTH	\$30,500	\$10,000	32.79	\$23,000	\$30,500	\$23,000	58.7	208.5	1.00	0.28
08-36-678-031	3133 STRATFORD LN	06/16/23	\$30,500	PTA	03-ARM'S LENGTH	\$30,500	\$10,000	32.79	\$23,000	\$30,500	\$23,000	75.2	128.6	1.00	0.22
08-36-678-041	3053 OXFORD LN	08/23/23	\$24,000	PTA	03-ARM'S LENGTH	\$24,000	\$10,000	41.67	\$23,000	\$24,000	\$23,000	70.9	135.9	1.00	0.22
						\$85,000	\$30,000		\$69,000	\$85,000	\$69,000	204.7		3.00	0.72
								Sale. Ratio =>	35.29						
								Std. Dev. =>	2.59					28,333.33	

Land Residual Study \$26,937
 Vacant Land Study With Multi \$24,454
 Vacant Land Study Without Multi \$28,333
 Average 79,724.00 \$26,575

Site Value For Hyde Park Estates Site Condo Development 26,500 USED FOR 2025 RATES
Site Value best reflects area market

Average Per SITE

Sales Study

PER SITE VALUE LAND STUDY FOR:

TOWNSHIP SMALL SITE CONDOS LAND CHART

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	SITES	Net Acres
08-10-676-002	9163 ASPEN LN	09/30/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$15,000	50.00	\$32,000	\$30,000	\$32,000	200.0	287.0	1.00	1.32
08-10-676-008	9120 ASPEN LN	04/27/21	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$15,000	46.88	\$32,000	\$32,000	\$32,000	200.0	533.0	1.00	2.45
08-14-601-016	8420 MAURICE LN	03/31/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$20,000	71.43	\$40,000	\$28,000	\$40,000	95.0	273.0	1.00	0.60
08-15-676-009	9188 NORTH ISLAND CT	05/26/22	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$167,900	39.51	\$398,742	\$45,258	\$19,000	175.0	239.0	1.00	0.96
08-15-676-033	9085 NORTH ISLAND DR	02/21/24	\$548,000	PTA	03-ARM'S LENGTH	\$548,000	\$189,300	34.54	\$518,081	\$62,334	\$32,415	181.4	165.0	1.00	1.38
Totals:			\$973,000			\$1,063,000	\$407,200		\$1,020,823	\$197,592	\$155,415	851.4		5.00	6.70
								Sale. Ratio =>	38.31	Average				Average	
								Std. Dev. =>	10.93	per FF=>		\$232	Average Per Site		39,518.40

Includes Developments: Aspen Meadows, Bluffs at North Islan, Hidden Lake, Mud Creek

Site Value For Small Site Condo Developments 39,500 USED FOR 2025 RATES
 Located In The Township
 Site Value best reflects area market

Not Used, Included other Land Not In Development

08-15-676-029	9035 NORTH ISLAND DR	11/09/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$196,000	39.20	\$426,508	\$103,492	\$30,000	233.0	123.4	1.00	0.66
Purchased not as buildable lot, but to be added to existing lot, below average site															
08-36-651-015	3173 CORNERSTONE DR	11/01/22	\$18,000	PTA	03-ARM'S LENGTH	\$18,000	\$13,500	75.00	\$40,500	\$18,000	\$40,500	110.0	0.0	1.00	0.44
08-36-651-013	3173 CORNERSTONE DR	11/01/22	\$18,000	PTA	03-ARM'S LENGTH	\$18,000	\$13,500	75.00	\$0	\$18,000	\$0	0.0	0.0	1.00	0.00

Below Average Site Rate 18,000 Used For 2025 Pricing The Below Average Sites
 Vacant Sale Used To Verify A Rate For the Below Average Sites Located in
 Small Site Condo Developments. Land Residual Study not used.

Sales Study

PER SITE VALUE LAND STUDY FOR:

TOWNSHIP SMALL SITE CONDOS LAND CHART

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	SITES	Net Acres	
08-10-676-002	9163 ASPEN LN	09/30/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$15,000	50.00	\$32,000	\$30,000	\$32,000	200.0	287.0	1.00	1.32	
08-10-676-008	9120 ASPEN LN	04/27/21	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$15,000	46.88	\$32,000	\$32,000	\$32,000	200.0	533.0	1.00	2.45	
08-14-601-016	8420 MAURICE LN	03/31/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$20,000	71.43	\$40,000	\$28,000	\$40,000	95.0	273.0	1.00	0.60	
08-15-676-009	9188 NORTH ISLAND CT	05/26/22	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$167,900	39.51	\$398,742	\$45,258	\$19,000	175.0	239.0	1.00	0.96	
08-15-676-033	9085 NORTH ISLAND DR	02/21/24	\$548,000	PTA	03-ARM'S LENGTH	\$548,000	\$189,300	34.54	\$518,081	\$62,334	\$32,415	181.4	165.0	1.00	1.38	
Totals:			\$973,000			\$1,063,000	\$407,200		\$1,020,823	\$197,592	\$155,415	851.4		5.00	6.70	
								Sale. Ratio =>	38.31	Average				Average		
								Std. Dev. =>	10.93	per FF=>		\$232	Average		Average Per Site	39,518.40

Includes Developments: Aspen Meadows, Bluffs at North Islan, Hidden Lake, Mud Creek

Site Value For Small Site Condo Developments Located In The Township **39,500 USED FOR 2025 RATES**
 Site Value best reflects area market

Not Used, Included other Land Not In Development

08-15-676-029	9035 NORTH ISLAND DR	11/09/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$196,000	39.20	\$426,508	\$103,492	\$30,000	233.0	123.4	1.00	0.66
Purchased not as buildable lot, but to be added to existing lot, below average site															
08-36-651-015	3173 CORNERSTONE DR	11/01/22	\$18,000	PTA	03-ARM'S LENGTH	\$18,000	\$13,500	75.00	\$40,500	\$18,000	\$40,500	110.0	0.0	1.00	0.44
08-36-651-013	3173 CORNERSTONE DR	11/01/22	\$18,000	PTA	03-ARM'S LENGTH	\$18,000	\$13,500	75.00	\$0	\$18,000	\$0	0.0	0.0	1.00	0.00

Below Average Site Rate 18,000 Used For 2025 Pricing The Below Average Sites
Vacant Sale Used To Verify A Rate For the Below Average Sites Located in
Small Site Condo Developments. Land Residual Study not used.