

00104 BEACON SQUARE VILLAS

| | Final Site Value |
|-------------|-------------------------|
| 2024 | 150000 |
| 2023 | 174000 |

Site Analysis: \$150,254

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | \sd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|----------------------|-----------------------|------------------|----------------------|--------------------|-----------------------|--------------------------|-----------------------|----------------------|------------------------|
| 77 001 05 0003 000 | 20266 BEACON WAY | 03/21/2022 | 03-ARM'S LENGTH | \$630,000 | \$286,200 | 45.43 | \$644,430 | \$159,570 | \$174,000 |
| 77 001 05 0006 000 | 20202 BEACON WAY | 05/28/2021 | 03-ARM'S LENGTH | \$570,000 | \$269,300 | 47.25 | \$603,063 | \$140,937 | \$174,000 |
| Totals: | | | | \$1,200,000 | \$555,500 | | \$1,247,493 | \$300,507 | \$348,000 |
| | | | | | | Sale. Ratio => | 46.29 | | |
| | | | | | | Std. Dev. => | 1.28 | \$150,254 | |

03405 BELLA VISTA-SADDLE RIDGE

Final Site Value
2024 457000
 2023 400000

Site Analysis: 457,452

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|------------------|
| 77 034 05 0013 000 | 18958 BELLA VISTA CT | 06/28/2022 | 03-ARM'S LENGTH | \$1,645,000 | \$824,700 | 50.13 | \$1,716,948 | \$328,052 | \$400,000 |
| 77 037 06 0003 000 | 44240 VERONA LN | 10/21/2022 | 03-ARM'S LENGTH | \$2,150,000 | \$862,600 | 40.12 | \$1,879,671 | \$560,329 | \$290,000 |
| 77 037 06 0004 000 | 44104 VERONA LN | 10/27/2021 | 03-ARM'S LENGTH | \$1,710,000 | \$696,900 | 40.75 | \$1,516,026 | \$483,974 | \$290,000 |
| Totals: | | | | \$5,505,000 | \$2,384,200 | | \$5,112,645 | \$1,372,355 | \$980,000 |
| | | | | | | Sale. Ratio => | 43.31 | | |
| | | | | | | Std. Dev. => | 5.61 | \$457,452 | |

BELMONT PARK

2024 **Final Site Value**
 180000
 2023 1200 FF

Site Analysis: \$187,500
 Changed to Site Value

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Site @ 30% |
|--------------------|-----------------------|------------|-----------------|------------------|------------------|--------------------------|------------------|-----------------|-------------------|------------|
| 77 023 02 0018 000 | 50960 BELMONT PARK CT | 05/10/2021 | 03-ARM'S LENGTH | \$625,000 | \$284,800 | 45.57 | \$694,907 | \$52,237 | \$122,144 | 187500 |
| Totals: | | | | \$625,000 | \$284,800 | | \$694,907 | \$52,237 | \$122,144 | |
| | | | | | | Sale. Ratio => | 45.57 | | | |
| | | | | | | Std. Dev. => | 0.00 | \$52,237 | Site Value | 187500 |

02903 BLUE HERON PTE CONDO

| | | | | | | | | | | | |
|---------------|-----------------|---------------|-----------------------|----------------|-----------|----------------|----------------------|----------------|---------------|----------------|------------|
| | 2023 Site Value | | 2024 Final Site Value | | CANAL | | SMALL AND LARGE LAKE | | OFF THE WATER | | THE BLUFFS |
| Canal | 100000 | Canal | 112000 | Site Analysis: | \$112,391 | Site Analysis: | \$146,806 | Site Analysis: | na | Site Analysis: | \$169,830 |
| Small Lake | 125000 | Small Lake | 146800 | | | | | | | | |
| Large Lake | 125000 | Large Lake | 146800 | | | | | | | | |
| Off the Water | 105500 | Off the Water | 116000 | | | | | | | | |
| The Bluffs | 175000 | The Bluffs | 170000 | | | | | | | | |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Location |
|--------------------|----------------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|------------------|----------|
| 77 029 03 0009 000 | 18367 E BLUE HERON DR | 09/30/2022 | 03-ARM'S LENGTH | \$700,000 | \$315,500 | 45.07 | \$657,598 | \$142,402 | \$100,000 | Canal |
| 77 029 03 0013 000 | 18311 E BLUE HERON DR | 12/12/2022 | 03-ARM'S LENGTH | \$755,500 | \$304,000 | 40.24 | \$632,428 | \$223,072 | \$100,000 | Canal |
| 77 029 03 0014 000 | 18297 E BLUE HERON DR | 05/21/2021 | 03-ARM'S LENGTH | \$490,000 | \$241,000 | 49.18 | \$508,233 | \$81,767 | \$100,000 | Canal |
| 77 029 03 0024 000 | 18157 E BLUE HERON DR | 07/23/2021 | 03-ARM'S LENGTH | \$475,500 | \$242,800 | 51.06 | \$499,616 | \$75,884 | \$100,000 | Canal |
| 77 029 03 0056 000 | 18281 BLUE HERON POINTE DR | 05/16/2022 | 03-ARM'S LENGTH | \$625,000 | \$311,700 | 49.87 | \$649,272 | \$75,728 | \$100,000 | Canal |
| 77 029 03 0097 000 | 18274 W BLUE HERON DR | 04/30/2021 | 03-ARM'S LENGTH | \$617,500 | \$287,300 | 46.53 | \$642,009 | \$75,491 | \$100,000 | Canal |
| Totals: | | | | \$3,663,500 | \$1,702,300 | | \$3,589,156 | \$674,344 | \$600,000 | |
| | | | | | | Sale. Ratio => | 46.47 | | | |
| | | | | | | Std. Dev. => | 3.98 | \$112,391 | | |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Location |
|--------------------|-----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|------------|
| 77 029 03 0090 000 | 18186 W BLUE HERON DR | 03/16/2023 | 03-ARM'S LENGTH | \$600,000 | \$239,000 | 39.83 | \$532,319 | \$192,681 | \$125,000 | Small Lake |
| 77 029 03 0093 000 | 18202 W BLUE HERON DR | 03/24/2022 | 03-ARM'S LENGTH | \$581,000 | \$248,100 | 42.70 | \$536,457 | \$169,543 | \$125,000 | Small Lake |
| 77 029 03 0094 000 | 18206 W BLUE HERON DR | 05/13/2021 | 03-ARM'S LENGTH | \$555,000 | \$240,700 | 43.37 | \$533,291 | \$146,709 | \$125,000 | Small Lake |
| 77 029 03 0109 000 | 18362 W BLUE HERON DR | 10/10/2022 | 03-ARM'S LENGTH | \$755,000 | \$306,400 | 40.58 | \$661,997 | \$218,003 | \$125,000 | Large lake |
| 77 029 03 0110 000 | 18358 W BLUE HERON DR | 12/16/2022 | 03-ARM'S LENGTH | \$460,000 | \$239,300 | 52.02 | \$531,678 | \$53,322 | \$125,000 | Large lake |
| 77 029 03 0118 000 | 18508 W BLUE HERON DR | 09/22/2021 | 03-ARM'S LENGTH | \$550,000 | \$241,700 | 43.95 | \$534,189 | \$140,811 | \$125,000 | Large lake |
| 77 029 03 0118 000 | 18508 W BLUE HERON DR | 12/27/2022 | 03-ARM'S LENGTH | \$630,000 | \$240,400 | 38.16 | \$534,189 | \$220,811 | \$125,000 | Large lake |
| 77 029 03 0119 000 | 18504 W BLUE HERON DR | 10/25/2021 | 03-ARM'S LENGTH | \$500,000 | \$234,800 | 46.96 | \$518,240 | \$106,760 | \$125,000 | Large lake |
| 77 029 03 0121 000 | 18612 W BLUE HERON DR | 12/16/2021 | 03-ARM'S LENGTH | \$489,900 | \$251,300 | 51.30 | \$542,283 | \$72,617 | \$125,000 | Large lake |
| Totals: | | | | \$5,120,900 | \$2,241,700 | | \$4,924,643 | \$1,321,257 | \$1,125,000 | |
| | | | | | | Sale. Ratio => | 43.78 | | | |
| | | | | | | Std. Dev. => | 4.88 | \$146,806 | | |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Location |
|--------------------|---------------------|------------|-----------------|------------------|------------------|--------------------------|-------------------|------------------|------------------|----------|
| 77 029 03 0136 000 | 47559 BLUE HERON CT | 12/07/2022 | 03-ARM'S LENGTH | \$708,750 | \$317,300 | 44.77 | \$713,920 | \$169,830 | \$175,000 | Bluffs |
| Totals: | | | | \$708,750 | \$317,300 | | \$713,920 | \$169,830 | \$175,000 | |
| | | | | | | Sale. Ratio => | 44.77 | | | |
| | | | | | | Std. Dev. => | Site Value | \$169,830 | | |

049 BROOKSTONE VILLAGE

| | Final FF Value |
|------|----------------|
| 2024 | 1500 |
| 2023 | 1500 |

FF Analysis: \$2,399

(1) Sale No Adj Rec

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|------------------|------------|-----------------|------------------|------------------|--------------------------|------------------|------------------|------------------|--------------------|----------------|------------|
| 77 049 04 0023 000 | 40135 BEXLEY WAY | 07/23/2021 | 03-ARM'S LENGTH | \$655,000 | \$255,400 | 38.99 | \$574,065 | \$215,935 | \$135,000 | 90.0 | 150.0 | \$2,399 |
| Totals: | | | | \$655,000 | \$255,400 | | \$574,065 | \$215,935 | \$135,000 | 90.0 | | |
| | | | | | | Sale. Ratio => | 38.99 | | | Average | | |
| | | | | | | Std. Dev. => | #DIV/0! | | | per FF=> | \$2,399 | |

04201 CASCADES

Final FF Value
 2024 1800
 2023 1800

FF Analysis: \$1,885

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|--------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------------|-------|------------|
| 77 042 01 0013 000 | 18097 CASCADE DR | 11/24/2021 | 03-ARM'S LENGTH | \$685,000 | \$337,100 | 49.21 | \$722,797 | \$141,843 | \$179,640 | 83.2 | 206.9 | \$1,706 |
| 77 042 01 0019 000 | 18145 SHORELINE CT | 11/10/2022 | 03-ARM'S LENGTH | \$575,000 | \$300,800 | 52.31 | \$639,909 | \$100,691 | \$165,600 | 76.7 | 174.3 | \$1,313 |
| 77 042 01 0032 000 | 18249 CASCADE DR | 04/28/2021 | 03-ARM'S LENGTH | \$610,000 | \$267,700 | 43.89 | \$625,408 | \$134,148 | \$149,556 | 75.5 | 131.1 | \$1,776 |
| 77 042 01 0047 000 | 18072 CASCADE DR | 01/27/2023 | 03-ARM'S LENGTH | \$625,000 | \$288,000 | 46.08 | \$616,001 | \$146,255 | \$137,256 | 76.3 | 127.9 | \$1,918 |
| 77 042 01 0050 000 | 18114 CASCADE DR | 01/14/2022 | 03-ARM'S LENGTH | \$575,000 | \$275,400 | 47.90 | \$590,799 | \$126,317 | \$142,116 | 79.0 | 122.0 | \$1,600 |
| 77 042 01 0053 000 | 18162 CASCADE DR | 03/02/2023 | 03-ARM'S LENGTH | \$717,000 | \$312,000 | 43.51 | \$668,498 | \$193,174 | \$144,672 | 80.4 | 124.0 | \$2,404 |
| 77 042 01 0062 000 | 18270 CASCADE DR | 08/01/2022 | 03-ARM'S LENGTH | \$780,000 | \$337,800 | 43.31 | \$728,772 | \$177,828 | \$126,600 | 70.3 | 137.5 | \$2,528 |
| Totals: | | | | \$4,567,000 | \$2,118,800 | | \$4,592,184 | \$1,020,256 | \$1,045,440 | 541.3 | | |
| | | | | | | Sale. Ratio => | 46.39 | Average | | | | |
| | | | | | | Std. Dev. => | 3.39 | per FF=> | | \$1,885 | | |

00701 CORLINA OF NORTHVILLE

Final Site Value
 2024 **77500**
 2023 74300

Site Analysis: \$77,507

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|------------------|------------|-----------------|------------------|------------------|--------------------------|------------------|-------------------|------------------|
| 77 007 01 0001 000 | 42488 CORLINA DR | 12/17/2021 | 03-ARM'S LENGTH | \$308,000 | \$140,200 | 45.52 | \$303,793 | \$78,507 | \$74,300 |
| 77 007 01 0009 000 | 42424 CORLINA DR | 10/12/2021 | 03-ARM'S LENGTH | \$306,000 | \$140,200 | 45.82 | \$303,793 | \$76,507 | \$74,300 |
| Totals: | | | | \$614,000 | \$280,400 | | \$607,586 | \$155,014 | \$148,600 |
| | | | | | | Sale. Ratio => | 45.67 | | |
| | | | | | | Std. Dev. => | 0.21 | Site Value | \$77,507 |

05013 CCVILLAGE ATT-EDGEWATER

| | | | | | | |
|-----------------|------------------------|---------------|------------------------------|------------------------|----------|----------------------------|
| | 2023 Site Value | | 2024 Final Site Value | Off Golf Course | | On Golf Course/Pond |
| On Golf Course | 94000 | On GC | 107600 | Site Analysis: | \$96,209 | Site Analysis: |
| Off Golf Course | 94000 | Off GC | 96000 | | | \$107,643 |

OFF GOLF COURSE SALES

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Location |
|--------------------|------------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|--------------------|--------------------|----------|
| 77 049 05 0019 000 | 39657 SOUTHWIND LN | 04/19/2021 | 03-ARM'S LENGTH | \$425,000 | \$201,500 | 47.41 | \$455,756 | \$63,244 | \$94,000 | Off GC |
| 77 049 05 0024 000 | 39668 SOUTHWIND LN | 11/30/2021 | 03-ARM'S LENGTH | \$400,000 | \$161,700 | 40.43 | \$381,416 | \$112,584 | \$94,000 | Off GC |
| 77 049 05 0025 000 | 39714 SOUTHWIND LN | 12/30/2021 | 03-ARM'S LENGTH | \$420,000 | \$161,700 | 38.50 | \$381,416 | \$132,584 | \$94,000 | Off GC |
| 77 049 05 0036 000 | 39695 DUN ROVIN DR | 08/20/2021 | 03-ARM'S LENGTH | \$435,000 | \$192,800 | 44.32 | \$435,842 | \$93,158 | \$94,000 | Off GC |
| 77 049 05 0044 000 | 39683 DUN ROVIN DR | 04/09/2021 | 03-ARM'S LENGTH | \$355,000 | \$161,600 | 45.52 | \$381,416 | \$67,584 | \$94,000 | Off GC |
| 77 049 05 0080 000 | 39550 DUN ROVIN DR | 07/29/2022 | 03-ARM'S LENGTH | \$391,000 | \$158,800 | 40.61 | \$357,613 | \$127,387 | \$94,000 | Off GC |
| 77 049 05 0091 000 | 39460 EDGEWATER DR | 10/14/2022 | 03-ARM'S LENGTH | \$420,000 | \$160,200 | 38.14 | \$360,567 | \$153,433 | \$94,000 | Off GC |
| 77 049 05 0098 000 | 39492 EDGEWATER DR | 06/29/2022 | 03-ARM'S LENGTH | \$450,000 | \$166,900 | 37.09 | \$375,759 | \$168,241 | \$94,000 | Off GC |
| 77 049 05 0101 000 | 39514 EDGEWATER DR | 07/09/2021 | 03-ARM'S LENGTH | \$392,000 | \$162,800 | 41.53 | \$384,111 | \$101,889 | \$94,000 | Off GC |
| 77 049 05 0141 000 | 16350 FOREST LAKE DR | 06/09/2022 | 03-ARM'S LENGTH | \$400,000 | \$164,200 | 41.05 | \$369,759 | \$124,241 | \$94,000 | Off GC |
| 77 049 05 0166 000 | 39462 CHAMPION CT | 09/21/2021 | 03-ARM'S LENGTH | \$390,000 | \$162,900 | 41.77 | \$372,363 | \$111,637 | \$94,000 | Off GC |
| 77 050 13 0006 000 | 16896 COUNTRY KNOLL DR | 10/07/2022 | 03-ARM'S LENGTH | \$440,000 | \$180,500 | 41.02 | \$434,735 | \$99,265 | \$94,000 | Off GC |
| 77 050 13 0007 000 | 16862 COUNTRY KNOLL DR | 08/02/2021 | 03-ARM'S LENGTH | \$407,000 | \$170,900 | 41.99 | \$416,440 | \$84,560 | \$94,000 | Off GC |
| 77 050 13 0024 000 | 39812 GLENVIEW CT | 05/06/2021 | 03-ARM'S LENGTH | \$410,000 | \$157,500 | 38.41 | \$382,577 | \$121,423 | \$94,000 | Off GC |
| 77 050 13 0027 000 | 39744 GLENVIEW CT | 01/10/2022 | 03-ARM'S LENGTH | \$365,000 | \$174,100 | 47.70 | \$424,558 | \$34,442 | \$94,000 | Off GC |
| 77 050 13 0036 000 | 39653 GLENVIEW CT | 03/22/2022 | 03-ARM'S LENGTH | \$410,000 | \$162,900 | 39.73 | \$375,047 | \$128,953 | \$94,000 | Off GC |
| 77 050 13 0038 000 | 39745 GLENVIEW CT | 07/27/2021 | 03-ARM'S LENGTH | \$390,000 | \$157,500 | 40.38 | \$382,577 | \$101,423 | \$94,000 | Off GC |
| 77 050 13 0039 000 | 39765 GLENVIEW CT | 12/15/2022 | 03-ARM'S LENGTH | \$382,500 | \$176,500 | 46.14 | \$424,558 | \$51,942 | \$94,000 | Off GC |
| 77 050 13 0043 000 | 39870 GLENVIEW CT | 07/02/2021 | 03-ARM'S LENGTH | \$383,000 | \$170,300 | 44.46 | \$414,990 | \$62,010 | \$94,000 | Off GC |
| 77 050 13 0047 000 | 16658 COUNTRY KNOLL DR | 11/10/2021 | 03-ARM'S LENGTH | \$410,000 | \$181,100 | 44.17 | \$442,271 | \$61,729 | \$94,000 | Off GC |
| 77 050 13 0051 000 | 39748 VILLAGE RUN DR | 07/13/2021 | 03-ARM'S LENGTH | \$350,000 | \$173,400 | 49.54 | \$422,831 | \$21,169 | \$94,000 | Off GC |
| 77 050 13 0055 000 | 39640 VILLAGE RUN DR | 02/24/2023 | 03-ARM'S LENGTH | \$402,000 | \$176,700 | 43.96 | \$425,135 | \$70,865 | \$94,000 | Off GC |
| 77 050 13 0108 000 | 39568 VILLAGE RUN DR | 09/09/2022 | 03-ARM'S LENGTH | \$440,000 | \$173,600 | 39.45 | \$392,894 | \$141,106 | \$94,000 | Off GC |
| 77 050 13 0110 000 | 39574 VILLAGE RUN DR | 08/08/2022 | 03-ARM'S LENGTH | \$470,000 | \$178,400 | 37.96 | \$429,419 | \$134,581 | \$94,000 | Off GC |
| 77 050 13 0120 000 | 39598 EAGLE TRACE DR | 05/21/2021 | 03-ARM'S LENGTH | \$325,000 | \$174,500 | 53.69 | \$392,339 | \$26,661 | \$94,000 | Off GC |
| 77 050 13 0159 000 | 39518 VILLAGE RUN DR | 09/28/2021 | 03-ARM'S LENGTH | \$377,000 | \$172,000 | 45.62 | \$396,833 | \$74,167 | \$94,000 | Off GC |
| 77 050 13 0206 000 | 39462 VILLAGE RUN DR | 10/05/2022 | 03-ARM'S LENGTH | \$460,000 | \$184,000 | 40.00 | \$416,537 | \$137,463 | \$94,000 | Off GC |
| 77 050 13 0219 000 | 39448 VILLAGE RUN DR | 11/10/2021 | 03-ARM'S LENGTH | \$425,000 | \$173,700 | 40.87 | \$401,161 | \$117,839 | \$94,000 | Off GC |
| 77 050 13 0222 000 | 39442 VILLAGE RUN DR | 09/27/2021 | 03-ARM'S LENGTH | \$425,000 | \$184,300 | 43.36 | \$425,992 | \$93,008 | \$94,000 | Off GC |
| 77 050 13 0232 000 | 39426 OAKMONT CT | 02/18/2022 | 03-ARM'S LENGTH | \$416,000 | \$176,700 | 42.48 | \$431,840 | \$78,160 | \$94,000 | Off GC |
| 77 050 13 0300 000 | 39558 MUIRFIELD LN | 11/28/2022 | 03-ARM'S LENGTH | \$407,500 | \$186,400 | 45.74 | \$415,761 | \$85,739 | \$94,000 | Off GC |
| Totals: | | | | \$12,573,000 | \$5,340,100 | | \$12,504,513 | \$2,982,487 | \$2,914,000 | |
| | | | | | | Sale. Ratio => | 42.47 | | | |
| | | | | | | Std. Dev. => | 3.77 | \$96,209 | | |

ON GOLF COURSE AND POND SALES

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Location |
|--------------------|------------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------|
| 77 050 13 0078 000 | 16420 COUNTRY KNOLL DR | 05/11/2021 | 03-ARM'S LENGTH | \$402,500 | \$157,700 | 39.18 | \$382,577 | \$113,923 | \$94,000 | On GC |
| 77 050 13 0082 000 | 16284 COUNTRY KNOLL DR | 08/31/2021 | 03-ARM'S LENGTH | \$400,000 | \$157,700 | 39.43 | \$382,577 | \$111,423 | \$94,000 | On GC |
| 77 050 13 0133 000 | 39575 VILLAGE RUN DR | 06/30/2022 | 03-ARM'S LENGTH | \$485,000 | \$182,600 | 37.65 | \$435,904 | \$143,096 | \$94,000 | On GC |
| 77 050 13 0145 000 | 39545 VILLAGE RUN DR | 04/05/2022 | 03-ARM'S LENGTH | \$390,000 | \$190,600 | 48.87 | \$455,475 | \$28,525 | \$94,000 | On GC |
| 77 050 13 0146 000 | 39543 VILLAGE RUN DR | 03/29/2023 | 03-ARM'S LENGTH | \$418,000 | \$178,400 | 42.68 | \$400,212 | \$111,788 | \$94,000 | On GC |
| 77 050 13 0151 000 | 16602 DORAL DR | 12/09/2022 | 03-ARM'S LENGTH | \$454,900 | \$174,400 | 38.34 | \$391,330 | \$157,570 | \$94,000 | On GC |
| 77 050 13 0186 000 | 39483 VILLAGE RUN DR | 08/31/2022 | 03-ARM'S LENGTH | \$428,000 | \$190,900 | 44.60 | \$428,537 | \$93,463 | \$94,000 | On GC |
| 77 050 13 0240 000 | 39723 MUIRFIELD LN | 03/10/2023 | 03-ARM'S LENGTH | \$445,000 | \$189,700 | 42.63 | \$426,036 | \$112,964 | \$94,000 | On GC |
| 77 050 13 0249 000 | 39693 MUIRFIELD LN | 02/22/2023 | 03-ARM'S LENGTH | \$478,000 | \$190,900 | 39.94 | \$428,663 | \$143,337 | \$94,000 | On GC |
| 77 050 13 0257 000 | 39671 MUIRFIELD LN | 03/25/2022 | 03-ARM'S LENGTH | \$439,000 | \$186,900 | 42.57 | \$432,074 | \$100,926 | \$94,000 | On GC |
| 77 050 13 0258 000 | 39676 MUIRFIELD LN | 02/08/2022 | 03-ARM'S LENGTH | \$399,000 | \$186,900 | 46.84 | \$432,074 | \$60,926 | \$94,000 | On GC |
| 77 050 13 0271 000 | 39636 MUIRFIELD LN | 09/16/2022 | 03-ARM'S LENGTH | \$452,020 | \$189,700 | 41.97 | \$426,036 | \$119,984 | \$94,000 | On GC |
| 77 050 13 0067 000 | 16454 COUNTRY KNOLL DR | 07/08/2022 | 03-ARM'S LENGTH | \$455,000 | \$179,100 | 39.36 | \$430,949 | \$118,051 | \$94,000 | Pond |
| 77 050 13 0068 000 | 39836 EAGLE TRACE DR | 05/28/2021 | 03-ARM'S LENGTH | \$385,000 | \$162,900 | 42.31 | \$375,047 | \$103,953 | \$94,000 | Pond |
| 77 050 13 0071 000 | 39752 EAGLE TRACE DR | 06/25/2021 | 03-ARM'S LENGTH | \$444,000 | \$174,100 | 39.21 | \$443,283 | \$94,717 | \$94,000 | Pond |
| Totals: | | | | \$6,475,420 | \$2,692,500 | | \$6,270,774 | \$1,614,646 | \$1,410,000 | |
| | | | | | | Sale. Ratio => | 41.58 | | | |
| | | | | | | Std. Dev. => | 3.20 | \$107,643 | | |

05014 CC VILLAGE DETACHED UNITS

Final Site Value
2024 135000
 2023 124000

Site Analysis: \$135,198

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|------------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|------------------|
| 77 050 08 0001 000 | 16897 COUNTRY KNOLL DR | 10/29/2021 | 03-ARM'S LENGTH | \$425,000 | \$169,500 | 39.88 | \$400,615 | \$148,385 | \$124,000 |
| 77 050 08 0003 000 | 16549 COUNTRY KNOLL DR | 01/07/2022 | 03-ARM'S LENGTH | \$386,000 | \$182,900 | 47.38 | \$431,703 | \$78,297 | \$124,000 |
| 77 050 08 0010 000 | 16827 COUNTRY KNOLL DR | 03/07/2022 | 03-ARM'S LENGTH | \$460,000 | \$166,900 | 36.28 | \$394,859 | \$189,141 | \$124,000 |
| 77 050 13 0305 000 | 16185 COUNTRY KNOLL DR | 05/20/2021 | 03-ARM'S LENGTH | \$395,000 | \$189,600 | 48.00 | \$431,099 | \$87,901 | \$124,000 |
| 77 050 13 0312 000 | 16109 HOMESTEAD CIR | 06/27/2022 | 03-ARM'S LENGTH | \$485,000 | \$195,200 | 40.25 | \$427,495 | \$181,505 | \$124,000 |
| 77 050 13 0319 000 | 16047 HOMESTEAD CIR | 09/03/2021 | 03-ARM'S LENGTH | \$435,000 | \$187,900 | 43.20 | \$427,545 | \$131,455 | \$124,000 |
| 77 050 13 0325 000 | 16100 HOMESTEAD CIR | 02/25/2022 | 03-ARM'S LENGTH | \$440,000 | \$198,400 | 45.09 | \$450,585 | \$113,415 | \$124,000 |
| 77 050 13 0336 000 | 39754 DUN ROVIN DR | 05/19/2022 | 03-ARM'S LENGTH | \$455,000 | \$195,200 | 42.90 | \$427,513 | \$151,487 | \$124,000 |
| Totals: | | | | \$3,481,000 | \$1,485,600 | | \$3,391,414 | \$1,081,586 | \$992,000 |
| | | | | | | Sale. Ratio => | 42.68 | | |
| | | | | | | Std. Dev. => | 3.98 | Site Value | \$135,198 |

06902 COVES AT NORTHVILLE RIDGE

Final Site Value
2024 112400
 2023 99200

Site Analysis: \$112,406

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|--------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| 77 069 02 0005 000 | 49486 N GLACIER | 04/14/2022 | 03-ARM'S LENGTH | \$415,000 | \$157,600 | 37.98 | \$358,665 | \$155,535 | \$99,200 |
| 77 069 02 0014 000 | 49460 N GLACIER | 07/06/2021 | 03-ARM'S LENGTH | \$424,000 | \$163,300 | 38.51 | \$370,471 | \$152,729 | \$99,200 |
| 77 069 02 0022 000 | 49436 N GLACIER | 04/20/2021 | 03-ARM'S LENGTH | \$416,000 | \$195,300 | 46.95 | \$422,742 | \$92,458 | \$99,200 |
| 77 069 02 0025 000 | 49426 N GLACIER | 04/16/2021 | 03-ARM'S LENGTH | \$370,000 | \$160,500 | 43.38 | \$405,533 | \$63,667 | \$99,200 |
| 77 069 02 0026 000 | 49424 N GLACIER | 06/24/2021 | 03-ARM'S LENGTH | \$433,590 | \$203,000 | 46.82 | \$439,298 | \$93,492 | \$99,200 |
| 77 069 02 0027 000 | 49420 N GLACIER | 09/23/2022 | 03-ARM'S LENGTH | \$430,000 | \$183,400 | 42.65 | \$403,063 | \$126,137 | \$99,200 |
| 77 069 02 0048 000 | 49447 N GLACIER | 11/09/2021 | 03-ARM'S LENGTH | \$375,000 | \$160,000 | 42.67 | \$364,276 | \$109,924 | \$99,200 |
| 77 069 02 0049 000 | 49441 N GLACIER | 10/04/2021 | 03-ARM'S LENGTH | \$420,000 | \$178,400 | 42.48 | \$388,185 | \$131,015 | \$99,200 |
| 77 069 02 0055 000 | 49407 N GLACIER | 05/17/2021 | 03-ARM'S LENGTH | \$380,000 | \$182,500 | 48.03 | \$420,718 | \$58,482 | \$99,200 |
| 77 069 02 0056 000 | 49409 N GLACIER | 09/09/2022 | 03-ARM'S LENGTH | \$387,500 | \$160,200 | 41.34 | \$365,071 | \$121,629 | \$99,200 |
| 77 069 02 0072 000 | 16734 CARRIAGE WAY | 03/27/2023 | 03-ARM'S LENGTH | \$420,000 | \$158,900 | 37.83 | \$361,865 | \$157,335 | \$99,200 |
| 77 069 02 0073 000 | 16718 CARRIAGE WAY | 01/24/2022 | 03-ARM'S LENGTH | \$379,900 | \$180,900 | 47.62 | \$392,631 | \$86,469 | \$99,200 |
| Totals: | | | | \$4,850,990 | \$2,084,000 | | \$4,692,518 | \$1,348,872 | \$1,190,400 |
| | | | | | | Sale. Ratio => | 42.96 | | |
| | | | | | | Std. Dev. => | 3.72 | Site Value | \$112,406 |

035 CRESTWOOD MANOR 1 & 2

Final FF Value
2024 1530
2023 1600

FF Analysis: \$1,530

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Usd. when Sol | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|----------------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|--------------------|--------------------|----------------|-------|------------|
| 77 035 02 0006 000 | 47178 RED OAK DR | 07/12/2021 | 03-ARM'S LENGTH | \$645,000 | \$272,800 | 42.29 | \$675,677 | \$145,323 | \$176,000 | 110.0 | 145.0 | \$1,321 |
| 77 035 02 0015 000 | 17313 Rolling Woods Circle | 03/30/2023 | 03-ARM'S LENGTH | \$640,000 | \$285,700 | 44.64 | \$629,615 | \$187,553 | \$177,168 | 110.7 | 153.4 | \$1,694 |
| 77 035 02 0018 000 | 17349 Rolling Woods Cir. | 12/27/2021 | 03-ARM'S LENGTH | \$640,000 | \$285,000 | 44.53 | \$706,847 | \$128,838 | \$195,685 | 122.3 | 183.9 | \$1,053 |
| 77 035 02 0041 000 | 17336 ROLLING WOODS CIR | 02/18/2022 | 03-ARM'S LENGTH | \$650,000 | \$253,200 | 38.95 | \$633,341 | \$223,571 | \$206,912 | 129.3 | 154.4 | \$1,729 |
| 77 035 02 0048 000 | 17555 FOX TRAIL LN | 08/27/2021 | 03-ARM'S LENGTH | \$655,000 | \$298,700 | 45.60 | \$743,260 | \$124,028 | \$212,288 | 132.7 | 184.5 | \$935 |
| 77 035 02 0054 000 | 17733 ROLLING WOODS CIR | 10/14/2022 | 03-ARM'S LENGTH | \$620,000 | \$277,400 | 44.74 | \$612,132 | \$181,524 | \$173,656 | 108.5 | 140.1 | \$1,673 |
| 77 035 02 0072 000 | 17173 HILLTOP VIEW DR | 07/15/2021 | 03-ARM'S LENGTH | \$689,900 | \$253,400 | 36.73 | \$639,844 | \$253,549 | \$203,493 | 127.2 | 139.9 | \$1,994 |
| 77 035 02 0083 000 | 46991 RED OAK DRIVE | 06/01/2022 | 03-ARM'S LENGTH | \$840,000 | \$340,100 | 40.49 | \$746,324 | \$290,780 | \$197,104 | 246.4 | 116.1 | \$1,180 |
| 77 035 02 0084 000 | 47067 RED OAK DR | 09/03/2021 | 03-ARM'S LENGTH | \$809,000 | \$287,400 | 35.53 | \$715,813 | \$307,502 | \$214,315 | 133.9 | 181.6 | \$2,296 |
| 77 035 03 0108 000 | 17469 DEER PATH DR | 07/27/2021 | 03-ARM'S LENGTH | \$691,100 | \$271,200 | 39.24 | \$675,126 | \$209,419 | \$193,445 | 120.9 | 139.0 | \$1,732 |
| 77 035 03 0110 000 | 17510 DEER PATH DR | 12/15/2022 | 03-ARM'S LENGTH | \$675,000 | \$334,100 | 49.50 | \$728,242 | \$113,467 | \$166,709 | 104.2 | 150.5 | \$1,089 |
| 77 035 03 0117 000 | 17447 HILLTOP VIEW DR | 07/26/2022 | 03-ARM'S LENGTH | \$682,500 | \$320,800 | 47.00 | \$704,655 | \$162,826 | \$184,981 | 115.6 | 120.5 | \$1,408 |
| 77 035 03 0135 000 | 17530 Rolling Woods Circle | 02/28/2023 | 03-ARM'S LENGTH | \$770,000 | \$325,100 | 42.22 | \$722,628 | \$267,041 | \$219,669 | 137.3 | 146.5 | \$1,945 |
| 77 035 03 0138 000 | 17506 ROLLING WOODS CIR | 07/28/2021 | 03-ARM'S LENGTH | \$710,000 | \$283,900 | 39.99 | \$703,768 | \$187,576 | \$181,344 | 113.3 | 146.5 | \$1,655 |
| 77 035 03 0140 000 | 17491 ROLLING WOODS CIR | 08/31/2021 | 03-ARM'S LENGTH | \$650,000 | \$264,500 | 40.69 | \$662,086 | \$199,114 | \$211,200 | 110.0 | 150.5 | \$1,810 |
| 77 035 03 0148 000 | 17577 ROLLING WOODS CIR | 09/08/2021 | 03-ARM'S LENGTH | \$769,000 | \$305,600 | 39.74 | \$769,458 | \$230,529 | \$230,987 | 144.4 | 218.3 | \$1,597 |
| 77 035 03 0153 000 | 17637 Rolling Woods CIR | 06/15/2021 | 03-ARM'S LENGTH | \$695,000 | \$304,100 | 43.76 | \$753,183 | \$136,222 | \$194,405 | 121.5 | 176.2 | \$1,121 |
| Totals: | | | | \$11,831,500 | \$4,963,000 | | \$11,821,999 | \$3,348,862 | \$3,339,361 | 2,188.3 | | |
| | | | | | | Sale. Ratio => | 41.95 | Average | | | | |
| | | | | | | Std. Dev. => | 3.69 | per FF=> | | \$1,530 | | |

057 EAST NTHVL HILLS GC SUB 1-3

Final FF Value
 2024 2285
 2023 2137

FF Analysis: \$2,285

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|------------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|--------------------|--------------------|----------------|-------|------------|
| 77 057 03 0005 000 | 16125 PINE VALLEY DR | 07/26/2022 | 03-ARM'S LENGTH | \$890,000 | \$378,600 | 42.54 | \$868,917 | \$263,618 | \$242,535 | 113.5 | 151.1 | \$2,323 |
| 77 057 03 0008 000 | 15938 COG HILL DR | 06/15/2022 | 03-ARM'S LENGTH | \$965,000 | \$419,900 | 43.51 | \$958,479 | \$316,386 | \$309,865 | 145.0 | 160.0 | \$2,182 |
| 77 057 03 0010 000 | 15974 COG HILL DR | 04/27/2021 | 03-ARM'S LENGTH | \$710,000 | \$337,500 | 47.54 | \$762,326 | \$161,915 | \$214,241 | 100.3 | 160.3 | \$1,615 |
| 77 057 03 0030 000 | 44313 CYPRESS POINT DR | 02/24/2023 | 03-ARM'S LENGTH | \$960,000 | \$356,200 | 37.10 | \$848,632 | \$375,181 | \$263,813 | 137.2 | 150.0 | \$2,735 |
| 77 057 03 0037 000 | 15957 COG HILL DR | 12/06/2021 | 03-ARM'S LENGTH | \$855,000 | \$361,100 | 42.23 | \$826,246 | \$264,953 | \$236,199 | 130.0 | 186.0 | \$2,038 |
| 77 060 02 0052 000 | 44102 CYPRESS POINT DR | 04/30/2021 | 03-ARM'S LENGTH | \$1,060,000 | \$403,000 | 38.02 | \$945,382 | \$352,723 | \$238,105 | 111.4 | 146.3 | \$3,166 |
| 77 060 02 0059 000 | 15974 AUGUSTA CT | 04/19/2021 | 03-ARM'S LENGTH | \$1,000,000 | \$473,600 | 47.36 | \$1,063,302 | \$203,823 | \$267,125 | 125.0 | 145.0 | \$1,631 |
| 77 060 02 0082 000 | 16021 PINE VALLEY DR | 12/22/2021 | 03-ARM'S LENGTH | \$970,000 | \$388,300 | 40.03 | \$876,793 | \$328,277 | \$235,070 | 110.0 | 145.0 | \$2,984 |
| 77 060 02 0096 000 | 44075 CYPRESS POINT DR | 06/24/2022 | 03-ARM'S LENGTH | \$919,000 | \$385,100 | 41.90 | \$885,023 | \$269,118 | \$235,141 | 110.0 | 149.1 | \$2,446 |
| 77 060 02 0101 000 | 44167 CYPRESS POINT DR | 04/08/2021 | 03-ARM'S LENGTH | \$874,000 | \$404,000 | 46.22 | \$917,750 | \$242,394 | \$286,144 | 133.9 | 145.0 | \$1,810 |
| 77 060 02 0114 000 | 15938 JUPITER HILLS DR | 05/24/2022 | 03-ARM'S LENGTH | \$1,005,000 | \$369,400 | 36.76 | \$842,920 | \$452,934 | \$290,854 | 151.2 | 141.6 | \$2,995 |
| 77 060 02 0117 000 | 15973 JUPITER HILLS DR | 04/30/2021 | 03-ARM'S LENGTH | \$840,000 | \$377,000 | 44.88 | \$846,661 | \$208,677 | \$215,338 | 100.8 | 174.6 | \$2,071 |
| 77 060 02 0118 000 | 15991 JUPITER HILLS DR | 04/16/2021 | 03-ARM'S LENGTH | \$730,000 | \$354,900 | 48.62 | \$799,927 | \$145,853 | \$215,780 | 101.0 | 168.3 | \$1,445 |
| 77 060 03 0157 000 | 43587 S PRESTWICK CIR | 07/15/2021 | 03-ARM'S LENGTH | \$775,000 | \$314,300 | 40.55 | \$698,966 | \$221,705 | \$145,671 | 97.4 | 149.8 | \$2,277 |
| Totals: | | | | \$12,553,000 | \$5,322,900 | | \$12,141,324 | \$3,807,557 | \$3,395,881 | 1,666.6 | | |
| | | | | | | Sale. Ratio => | 42.40 | Average | | | | |
| | | | | | | Std. Dev. => | 3.91 | per FF=> | | \$2,285 | | |

049 09 EDGEWATER CONDOS

(10 units)

Final Site Value
2024 150000
 2023 NA

Site Analysis: \$88,655
 Created a New Land Table for Edgewater Condos

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV 30% |
|--------------------|-------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|------------------|------------------|--------|
| 77 049 09 0001 000 | 39405 JASMINE CIR | 08/20/2021 | 03-ARM'S LENGTH | \$525,000 | \$191,900 | 36.55 | \$495,895 | \$123,105 | \$94,000 | 157500 |
| 77 049 09 0001 000 | 39405 JASMINE CIR | 03/02/2022 | 03-ARM'S LENGTH | \$495,900 | \$191,900 | 38.70 | \$495,895 | \$94,005 | \$94,000 | 148770 |
| 77 049 09 0004 000 | 39413 JASMINE CIR | 09/30/2021 | 03-ARM'S LENGTH | \$500,000 | \$230,500 | 46.10 | \$545,144 | \$48,856 | \$94,000 | 150000 |
| Totals: | | | | \$1,520,900 | \$614,300 | | \$1,536,934 | \$265,966 | \$282,000 | |
| | | | | | Sale. Ratio => | 40.39 | | | | |
| | | | | | Std. Dev. => | 5.01 | Site | \$88,655 | Site | 152090 |

06601 ESTATES OF ARCADIA RIDGE

Final FF Value
 2024 2267
 2023 1830

FF Analysis: \$2,267

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|------------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|--------------------|--------------------|----------------|-------|------------|
| 77 066 01 0001 000 | 48934 FREESTONE DR | 07/07/2022 | 03-ARM'S LENGTH | \$668,500 | \$234,200 | 35.03 | \$544,293 | \$318,582 | \$194,375 | 125.0 | 294.7 | \$2,549 |
| 77 066 01 0013 000 | 49102 FREESTONE DR | 01/24/2022 | 03-ARM'S LENGTH | \$675,000 | \$269,400 | 39.91 | \$618,718 | \$172,945 | \$116,663 | 75.0 | 148.3 | \$2,306 |
| 77 066 01 0015 000 | 49130 FREESTONE DR | 11/30/2022 | 03-ARM'S LENGTH | \$570,000 | \$235,500 | 41.32 | \$545,438 | \$141,225 | \$116,663 | 75.0 | 149.2 | \$1,883 |
| 77 066 01 0078 000 | 48806 RUNNING TROUT LN | 08/13/2021 | 03-ARM'S LENGTH | \$649,000 | \$282,000 | 43.45 | \$654,361 | \$164,971 | \$170,332 | 116.3 | 150.0 | \$1,418 |
| 77 066 01 0131 000 | 48752 FREESTONE DR | 11/18/2022 | 03-ARM'S LENGTH | \$595,000 | \$220,000 | 36.97 | \$509,643 | \$187,837 | \$102,480 | 70.0 | 143.9 | \$2,683 |
| 77 066 01 0145 000 | 16787 YELLOWSTONE DR | 10/22/2021 | 03-ARM'S LENGTH | \$609,000 | \$247,600 | 40.66 | \$572,731 | \$173,519 | \$137,250 | 75.0 | 150.0 | \$2,314 |
| 77 066 01 0150 000 | 16673 YELLOWSTONE DR | 09/23/2022 | 03-ARM'S LENGTH | \$625,000 | \$245,400 | 39.26 | \$568,874 | \$193,742 | \$137,616 | 75.2 | 152.1 | \$2,576 |
| 77 066 01 0151 000 | 16640 YELLOWSTONE DR | 04/15/2021 | 03-ARM'S LENGTH | \$600,000 | \$263,500 | 43.92 | \$608,416 | \$132,201 | \$140,617 | 76.8 | 155.7 | \$1,720 |
| 77 066 01 0151 000 | 16640 YELLOWSTONE DR | 06/10/2022 | 03-ARM'S LENGTH | \$685,000 | \$262,600 | 38.34 | \$608,416 | \$217,201 | \$140,617 | 76.8 | 155.7 | \$2,827 |
| 77 066 01 0188 000 | 15749 JOHNSON CREEK DR | 06/25/2021 | 03-ARM'S LENGTH | \$715,000 | \$316,300 | 44.24 | \$737,208 | \$196,800 | \$219,008 | 104.1 | 144.5 | \$1,891 |
| 77 066 01 0194 000 | 15605 JOHNSON CREEK DR | 06/16/2021 | 03-ARM'S LENGTH | \$720,000 | \$322,300 | 44.76 | \$752,561 | \$196,324 | \$228,885 | 108.8 | 137.9 | \$1,805 |
| 77 066 01 0201 000 | 16056 BROOK TROUT LN | 06/02/2021 | 03-ARM'S LENGTH | \$750,000 | \$306,900 | 40.92 | \$717,010 | \$250,040 | \$217,050 | 118.6 | 208.2 | \$2,108 |
| 77 066 01 0207 000 | 16290 BROOK TROUT LN | 02/10/2023 | 03-ARM'S LENGTH | \$780,000 | \$297,900 | 38.19 | \$691,252 | \$281,813 | \$193,065 | 105.5 | 142.8 | \$2,671 |
| 77 066 01 0226 000 | 16138 JOHNSON CREEK DR | 07/28/2022 | 03-ARM'S LENGTH | \$755,000 | \$294,800 | 39.05 | \$684,294 | \$258,989 | \$188,283 | 102.9 | 142.8 | \$2,517 |
| 77 066 01 0235 000 | 15991 BROOK TROUT LN | 03/28/2022 | 03-ARM'S LENGTH | \$796,000 | \$294,600 | 37.01 | \$686,281 | \$313,299 | \$203,580 | 123.6 | 142.9 | \$2,535 |
| 77 066 01 0245 000 | 16407 BROOK TROUT LN | 12/07/2022 | 03-ARM'S LENGTH | \$869,999 | \$339,100 | 38.98 | \$785,898 | \$273,848 | \$189,747 | 103.7 | 177.2 | \$2,641 |
| Totals: | | | | \$11,062,499 | \$4,432,100 | | \$10,285,394 | \$3,473,336 | \$2,696,231 | 1,532.3 | | |
| | | | | | | Sale. Ratio => | 40.06 | Average | | | | |
| | | | | | | Std. Dev. => | 2.85 | per FF=> | | \$2,267 | | |

04202 ENCLAVE

Final Site Value
2024 185000
 2023 151000

Site Analysis: \$185,297

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|------------------|
| 77 042 02 0009 000 | 18871 DENALI CIR | 05/23/2022 | 03-ARM'S LENGTH | \$710,000 | \$279,300 | 39.34 | \$616,965 | \$244,035 | \$151,000 |
| 77 042 02 0017 000 | 18967 DENALI CIR | 08/31/2021 | 03-ARM'S LENGTH | \$565,000 | \$246,900 | 43.70 | \$559,894 | \$156,106 | \$151,000 |
| 77 042 02 0019 000 | 18991 DENALI CIR | 06/07/2021 | 03-ARM'S LENGTH | \$615,000 | \$275,700 | 44.83 | \$625,211 | \$140,789 | \$151,000 |
| 77 042 02 0031 000 | 18705 CUMBERLAND CT | 06/21/2022 | 03-ARM'S LENGTH | \$705,000 | \$277,100 | 39.30 | \$612,072 | \$243,928 | \$151,000 |
| 77 042 02 0053 000 | 18882 DENALI CIR | 09/16/2021 | 03-ARM'S LENGTH | \$540,000 | \$242,300 | 44.87 | \$549,374 | \$141,626 | \$151,000 |
| Totals: | | | | \$3,135,000 | \$1,321,300 | | \$2,963,516 | \$926,484 | \$755,000 |
| | | | | | | Sale. Ratio => | 42.15 | | |
| | | | | | | Std. Dev. => | 2.86 | \$185,297 | |

06502 FALLS OF NTHVL-PINE CREEK

Final FF Value
 2024 1848
 2023 1400

FF Analysis: \$2,141

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area | LV 30% |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|------------------|--------------------|----------------|-------|------------|--------------------|--------|
| 77 032 03 0010 000 | 47761 PINE CREEK CT | 07/01/2021 | 03-ARM'S LENGTH | \$790,000 | \$341,500 | 43.23 | \$816,952 | \$149,653 | \$176,605 | 126.1 | 166.7 | \$1,186 | '03203 | 237000 |
| 77 032 03 0016 000 | 47533 PINE CREEK CT | 02/15/2022 | 03-ARM'S LENGTH | \$735,000 | \$258,800 | 35.21 | \$606,699 | \$255,146 | \$126,845 | 90.6 | 163.0 | \$2,816 | '03203 | 220500 |
| 77 065 02 0002 000 | 17022 NIAGARA CT | 08/16/2022 | 03-ARM'S LENGTH | \$787,500 | \$278,500 | 35.37 | \$610,622 | \$399,095 | \$222,217 | 158.7 | 135.9 | \$2,514 | '06502 | 236250 |
| Totals: | | | | \$2,312,500 | \$878,800 | | \$2,034,273 | \$803,894 | \$525,667 | 375.5 | | | | 693750 |
| | | | | | Sale. Ratio => | 38.00 | | | Average | | | | Average | |
| | | | | | Std. Dev. => | 4.58 | | | per FF=> | \$2,141 | | | per FF=> | 1848 |

00103 FAIRWAYS OF MEADOWBROOK

| | |
|-------------|-----------------------|
| | Final FF Value |
| 2024 | 1385 |
| 2023 | 1385 |

FF Analysis: \$589

(1) Sale No Adj Rec

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area | Land Table |
|--------------------|--------------------|------------|-----------------|------------------|--------------------------|----------------|------------------|------------------|--------------------|--------------|-------|------------|----------|-------------------------|
| 77 001 03 0001 000 | 39701 GOLFOVIEW DR | 10/05/2021 | 03-ARM'S LENGTH | \$600,000 | \$290,000 | 48.33 | \$621,578 | \$122,684 | \$144,262 | 208.3 | 109.5 | \$589 | '00103 | FAIRWAYS OF MEADOWBROOK |
| Totals: | | | | \$600,000 | \$290,000 | | \$621,578 | \$122,684 | \$144,262 | 208.3 | | | | |
| | | | | | Sale. Ratio => | 48.33 | | | Average | | | | | |
| | | | | | Std. Dev. => | #DIV/0! | | | per FF=> | \$589 | | | | |

06504 FOREST EDGE NORTH-SOUTH

Final Site Value
 2024 162400
 2023 174000

Site Analysis: \$162,421

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | \sd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|-----------------------|------------|-------------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|
| 77 065 03 0001 000 | 17043 FOREST EDGE CT | 06/25/2021 | 03-ARM'S LENGTH | \$722,000 | \$174,700 | 24.20 | \$716,808 | \$135,692 | \$130,500 |
| 77 065 03 0003 000 | 16987 Forest Edge CT | 04/07/2021 | 03-ARM'S LENGTH | \$157,500 | \$76,100 | 48.32 | \$174,000 | \$157,500 | \$174,000 |
| 77 065 03 0007 000 | 17044 Forest Edge CT | 06/30/2021 | 03-ARM'S LENGTH | \$142,000 | \$77,300 | 54.44 | \$130,500 | \$142,000 | \$130,500 |
| 77 065 04 0002 000 | 16491 Constance CT | 05/13/2021 | 03-ARM'S LENGTH | \$178,000 | \$129,200 | 72.58 | \$174,000 | \$178,000 | \$174,000 |
| 77 065 04 0012 000 | 16701 Canvas Creel CT | 08/19/2021 | 03-ARM'S LENGTH | \$173,500 | \$94,400 | 54.41 | \$191,400 | \$173,500 | \$191,400 |
| 77 065 04 0014 000 | 16645 CANVAS CREEL CT | 05/11/2021 | PARTIAL CONSTRUCT | \$827,000 | \$182,700 | 22.09 | \$813,164 | \$187,836 | \$174,000 |
| Totals: | | | | \$2,200,000 | \$734,400 | | \$2,199,872 | \$974,528 | \$974,400 |
| | | | | | | Sale. Ratio => | 33.38 | | |
| | | | | | | Std. Dev. => | 19.50 | \$162,421 | |

034 04 FOX HOLLOW

Put on Separate Land Table for 2024

Final FF Value
 2024 2000
 2023 1711

FF Analysis \$2,321

Fox Hollow

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area | LV 30% |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------|----------------|-------------------------|
| 77 034 04 0002 000 | 18347 WOODBURY CT | 08/03/2021 | 03-ARM'S LENGTH | \$950,000 | \$365,100 | 38.43 | \$874,838 | \$268,237 | \$193,075 | 112.8 | 177.8 | \$2,377 | '03404 | 285000 |
| 77 034 04 0024 000 | 18677 FOX HOLLOW CT | 05/25/2022 | 03-ARM'S LENGTH | \$1,100,000 | \$451,600 | 41.05 | \$992,149 | \$387,086 | \$279,235 | 108.8 | 172.2 | \$3,558 | '03404 | 330000 |
| 77 034 04 0031 000 | 18533 FOX HOLLOW CT | 06/15/2022 | 03-ARM'S LENGTH | \$830,000 | \$385,800 | 46.48 | \$854,455 | \$278,141 | \$302,596 | 176.9 | 174.6 | \$1,573 | '03404 | 249000 |
| 77 034 04 0032 000 | 18505 FOX HOLLOW CT | 06/29/2021 | 03-ARM'S LENGTH | \$755,000 | \$284,900 | 37.74 | \$737,528 | \$262,316 | \$244,844 | 143.1 | 198.6 | \$1,833 | '03404 | 226500 |
| 77 034 04 0033 000 | 18489 FOX HOLLOW CT | 07/20/2022 | 03-ARM'S LENGTH | \$730,000 | \$287,900 | 39.44 | \$634,259 | \$291,936 | \$196,195 | 114.7 | 195.0 | \$2,546 | '03404 | 219000 |
| 77 034 04 0036 000 | 18425 FOX HOLLOW CT | 12/13/2022 | 03-ARM'S LENGTH | \$729,000 | \$280,800 | 38.52 | \$620,526 | \$313,794 | \$205,320 | 120.0 | 170.0 | \$2,615 | '03404 | 218700 |
| Totals: | | | | \$5,094,000 | \$2,056,100 | | \$4,713,755 | \$1,801,510 | \$1,421,265 | 776.3 | | | | 1528200 |
| | | | | | | Sale. Ratio => | 40.36 | | | Average | | | Average | |
| | | | | | | Std. Dev. => | 3.25 | | | per FF=> | \$2,321 | | | per FF=> 1969 |

03501 GLEN MEADOWS SUB

| | Final FF Value |
|------|----------------|
| 2023 | 990 |
| 2022 | 850 |

FF Analysis: \$1,999
 FF 30%: \$992

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | LV 30% | |
|--------------------|------------------|------------|-----------------|------------------|--------------------------|----------------|------------------|------------------|--------------------|----------------|-------|----------------|--------------------|--------------|
| 77 035 01 0005 000 | 47046 CURTIS AVE | 11/03/2021 | 03-ARM'S LENGTH | \$430,100 | \$127,200 | 29.57 | \$280,586 | \$260,082 | \$110,568 | 130.1 | 155.3 | \$1,999 | 129030 | |
| Totals: | | | | \$430,100 | \$127,200 | | \$280,586 | \$260,082 | \$110,568 | 130.1 | | | 129030 | |
| | | | | | Sale. Ratio => | 29.57 | | | Average | | | Average | | |
| | | | | | Std. Dev. => | #DIV/0! | | | per FF=> | \$1,999 | | | per FF=> | \$992 |

00301 Grandview Acres

Final FF Value
2024 600
 2023 487

FF Analysis: \$693

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | | |
|--------------------|------------------|------------|-----------------|--------------------|------------------|--------------------------|------------------|--------------------|------------------|--------------|-------|------------|--------|-----|
| 77 003 01 0014 000 | 19690 MARILYN ST | 07/01/2022 | 03-ARM'S LENGTH | \$390,000 | \$146,100 | 37.46 | \$311,193 | \$154,387 | \$75,580 | 155.2 | 155.0 | \$995 | 117000 | |
| 77 003 01 0019 000 | 19224 MARILYN ST | 04/09/2021 | 03-ARM'S LENGTH | \$365,000 | \$129,500 | 35.48 | \$324,091 | \$140,178 | \$99,269 | 203.8 | 155.0 | \$688 | 109500 | |
| 77 003 01 0075 000 | 19576 FRY RD | 05/06/2021 | 03-ARM'S LENGTH | \$290,000 | \$128,700 | 44.38 | \$301,482 | \$69,489 | \$80,971 | 166.3 | 264.0 | \$418 | 87000 | |
| Totals: | | | | \$1,045,000 | \$404,300 | | \$936,766 | \$364,054 | \$255,820 | 525.3 | | | 313500 | |
| | | | | | | Sale. Ratio => | 38.69 | Average | | | | | | |
| | | | | | | Std. Dev. => | 4.67 | per FF=> | | \$693 | | | | 597 |

Grand Vista Estates

2024 **Final Site Value**
2023 **221000**
 na

Site Analysis: \$221,538
 Changed to Site Value

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual |
|--------------------|-----------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|-------------------|
| 77 030 04 0001 000 | 18994 GRANDE VISTA DR | 07/23/2021 | 03-ARM'S LENGTH | \$560,000 | \$295,200 | 52.71 | \$616,637 | \$80,790 |
| 77 030 04 0010 000 | 18755 GRANDE VISTA DR | 08/24/2022 | 03-ARM'S LENGTH | \$1,000,000 | \$390,700 | 39.07 | \$824,930 | \$362,286 |
| Totals: | | | | \$1,560,000 | \$685,900 | | \$1,441,567 | \$443,076 |
| | | | | | | Sale. Ratio => | 43.97 | |
| | | | | | | Std. Dev. => | 9.65 | Site Value |
| | | | | | | | | \$221,538 |

03003 HIDDEN RIDGE

2024 Final FF Value 1549
 2023 1200

FF Analysis: \$1,549

Reviewed Sales in Waterstone due to lack of sales data

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|------------------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|--------------------|----------------|-------|------------|
| 77 025 01 0009 000 | 49652 WATERSTONE ESTATES CIR | 11/19/2021 | 03-ARM'S LENGTH | \$645,000 | \$283,600 | 43.97 | \$664,976 | \$181,736 | \$201,712 | 121.8 | 135.6 | \$1,492 |
| 77 025 01 0009 000 | 49652 WATERSTONE ESTATES CIR | 02/18/2022 | 03-ARM'S LENGTH | \$685,000 | \$283,600 | 41.40 | \$664,976 | \$221,736 | \$201,712 | 121.8 | 135.6 | \$1,820 |
| 77 025 01 0016 000 | 49498 WATERSTONE ESTATES CIR | 02/12/2021 | 03-ARM'S LENGTH | \$700,000 | \$301,400 | 43.06 | \$709,784 | \$167,143 | \$176,927 | 106.8 | 179.9 | \$1,564 |
| 77 025 01 0026 000 | 49565 WATERSTONE ESTATES CIR | 04/24/2020 | 03-ARM'S LENGTH | \$653,500 | \$293,300 | 44.88 | \$692,844 | \$138,632 | \$177,976 | 107.5 | 219.2 | \$1,290 |
| Totals: | | | | \$2,683,500 | \$1,161,900 | | \$2,732,580 | \$709,247 | \$758,327 | 457.9 | | |
| | | | | | | Sale. Ratio => | 43.30 | | | Average | | |
| | | | | | | Std. Dev. => | 1.48 | \$177,312 | per FF=> | \$1,549 | | |

05605 HERITAGE PARK

Final Site Value
2024 161400
 2023 150000

Site Analysis: \$161,411

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV @30% |
|--------------------|-------------------|------------|-------------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|-----------|
| 77 056 05 0001 000 | 15317 HERITAGE CT | 06/18/2021 | 03-ARM'S LENGTH | \$585,000 | \$243,400 | 41.61 | \$551,277 | \$183,723 | \$150,000 | \$175,500 |
| 77 056 05 0002 000 | 15333 HERITAGE CT | 11/18/2021 | 25-PARTIAL CONSTRUCTION | \$533,372 | \$129,700 | 24.32 | \$499,669 | \$183,703 | \$150,000 | \$160,012 |
| 77 056 05 0003 000 | 15349 HERITAGE CT | 02/26/2021 | 25-PARTIAL CONSTRUCTION | \$491,673 | \$55,000 | 11.19 | \$550,676 | \$90,997 | \$150,000 | \$147,502 |
| 77 056 05 0004 000 | 15365 HERITAGE CT | 02/08/2021 | 24-PARTIAL ASSESSMENT | \$463,511 | \$55,000 | 11.87 | \$512,084 | \$101,427 | \$150,000 | \$139,053 |
| 77 056 05 0006 000 | 15397 HERITAGE CT | 04/01/2021 | 25-PARTIAL CONSTRUCTION | \$489,861 | \$142,700 | 29.13 | \$553,795 | \$86,066 | \$150,000 | \$146,958 |
| 77 056 05 0007 000 | 15413 HERITAGE CT | 02/03/2021 | 24-PARTIAL ASSESSMENT | \$528,625 | \$55,000 | 10.40 | \$557,794 | \$120,831 | \$150,000 | \$158,588 |
| 77 056 05 0008 000 | 15445 HERITAGE CT | 09/14/2020 | 24-PARTIAL ASSESSMENT | \$555,834 | \$71,900 | 12.94 | \$564,731 | \$156,103 | \$165,000 | \$166,750 |
| 77 056 05 0009 000 | 15461 HERITAGE CT | 04/30/2021 | 25-PARTIAL CONSTRUCTION | \$536,325 | \$141,800 | 26.44 | \$573,564 | \$127,761 | \$165,000 | \$160,898 |
| 77 056 05 0010 000 | 15462 HERITAGE CT | 09/03/2021 | 25-PARTIAL CONSTRUCTION | \$475,065 | \$80,500 | 16.95 | \$520,588 | \$119,477 | \$165,000 | \$142,520 |
| 77 056 05 0011 000 | 15398 HERITAGE CT | 12/02/2021 | 25-PARTIAL CONSTRUCTION | \$569,856 | \$56,900 | 9.98 | \$555,561 | \$164,295 | \$150,000 | \$170,957 |
| 77 056 05 0012 000 | 15382 HERITAGE CT | 05/19/2022 | 25-PARTIAL CONSTRUCTION | \$577,420 | \$127,400 | 22.06 | \$572,489 | \$154,931 | \$150,000 | \$173,226 |
| 77 056 05 0013 000 | 15366 HERITAGE CT | 06/05/2023 | 25-PARTIAL CONSTRUCTION | \$649,904 | \$138,100 | 21.25 | \$273,642 | \$526,262 | \$150,000 | \$194,971 |
| Totals: | | | | \$6,456,446 | \$1,297,400 | | \$6,285,870 | \$2,015,576 | \$1,845,000 | |
| | | | | | | Sale. Ratio => | 20.09 | | | |
| | | | | | | Std. Dev. => | 9.59 | Site Value | \$161,411 | |

03202 HICKORY CREEK-BENTONS CORNER CONDOS

| | | | | | | | |
|---------------------|-----------------|---------------------|-----------------------|----------------|---------------------|----------------|-------------------|
| | 2023 Site Value | | 2024 Final Site Value | | Standard Lot | | Water View |
| Standard Lot | 125000 | Standard Lot | 145000 | Site Analysis: | \$166,336 | Site Analysis: | \$227,583 |
| Water View | 149000 | Water View | 177000 | Site 30%: | \$144,750 | Site 30%: | \$177,175 |

Standard Lot

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV 30% |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------------|------------------|--------|
| 77 032 02 0015 000 | 47526 ARBOR TRAIL | 05/06/2022 | 03-ARM'S LENGTH | \$445,000 | \$193,500 | 43.48 | \$397,731 | \$172,269 | \$125,000 | 133500 |
| 77 032 02 0030 000 | 47796 ARBOR TRAIL | 08/09/2021 | 03-ARM'S LENGTH | \$440,000 | \$192,400 | 43.73 | \$423,172 | \$141,828 | \$125,000 | 132000 |
| 77 032 02 0047 000 | 47825 LAKE VIEW CT | 08/01/2022 | 03-ARM'S LENGTH | \$552,500 | \$200,000 | 36.20 | \$411,214 | \$266,286 | \$125,000 | 165750 |
| 77 032 02 0053 000 | 17410 LAKE VIEW CIR | 07/06/2021 | 03-ARM'S LENGTH | \$540,000 | \$225,700 | 41.80 | \$523,786 | \$141,214 | \$125,000 | 162000 |
| 77 043 03 0004 000 | 42552 WATERFORD RD | 07/29/2021 | 03-ARM'S LENGTH | \$435,000 | \$194,500 | 44.71 | \$449,919 | \$110,081 | \$125,000 | 130500 |
| Totals: | | | | \$2,412,500 | \$1,006,100 | | \$2,205,822 | \$831,678 | \$625,000 | |
| | | | | | | Sale. Ratio => | 41.70 | | | |
| | | | | | | Std. Dev. => | 3.40 | Site Value | \$166,336 | 144750 |

Water View

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV 30% |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|------------------|--------|
| 77 032 02 0064 000 | 17578 LAKE VIEW CIR | 11/23/2021 | 03-ARM'S LENGTH | \$505,000 | \$216,000 | 42.77 | \$505,077 | \$148,923 | \$149,000 | 151500 |
| 77 032 02 0068 000 | 17638 LAKE VIEW CIR | 09/06/2022 | 03-ARM'S LENGTH | \$637,500 | \$222,100 | 34.84 | \$515,447 | \$271,053 | \$149,000 | 191250 |
| 77 032 02 0070 000 | 17665 LAKE VIEW CIR | 08/17/2022 | 03-ARM'S LENGTH | \$625,000 | \$228,100 | 36.50 | \$529,662 | \$244,338 | \$149,000 | 187500 |
| 77 032 02 0076 000 | 17501 LAKE VIEW CIR | 08/04/2021 | 03-ARM'S LENGTH | \$541,000 | \$214,800 | 39.70 | \$503,360 | \$186,640 | \$149,000 | 162300 |
| 77 032 02 0081 000 | 17359 LAKE VIEW CIR | 01/24/2022 | 03-ARM'S LENGTH | \$565,000 | \$218,100 | 38.60 | \$510,113 | \$203,887 | \$149,000 | 169500 |
| 77 032 02 0086 000 | 17281 LAKE VIEW CIR | 05/31/2022 | 03-ARM'S LENGTH | \$670,000 | \$219,300 | 32.73 | \$508,343 | \$310,657 | \$149,000 | 201000 |
| Totals: | | | | \$3,543,500 | \$1,318,400 | | \$3,072,002 | \$1,365,498 | \$894,000 | |
| | | | | | | Sale. Ratio => | 37.21 | | | |
| | | | | | | Std. Dev. => | 3.60 | Site Value | \$227,583 | 177175 |

HLOFF HIGHLAND LAKE OFF THE WATER

Final Site Value
2024 66000
 2023 54000

Site Analysis: \$66,347

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|------------------------|------------|-----------------|------------|----------------|---------------|----------------|---------------|-----------------|
| 77 005 05 0002 000 | 42954 Richards CT | 08/15/2022 | 03-ARM'S LENGTH | \$235,000 | \$90,200 | 38.38 | \$203,787 | \$85,213 | \$54,000 |
| 77 005 05 0015 000 | 42904 POND CT | 03/04/2022 | 03-ARM'S LENGTH | \$175,000 | \$80,900 | 46.23 | \$191,042 | \$37,958 | \$54,000 |
| 77 005 05 0033 000 | 42922 RICHARDS CT | 09/22/2022 | 03-ARM'S LENGTH | \$227,500 | \$90,600 | 39.82 | \$204,682 | \$76,818 | \$54,000 |
| 77 005 05 0049 000 | 42728 Lyric CT | 01/28/2022 | 03-ARM'S LENGTH | \$160,000 | \$70,400 | 44.00 | \$173,852 | \$40,148 | \$54,000 |
| 77 005 05 0071 000 | 42641 Savoy CT | 05/18/2022 | 03-ARM'S LENGTH | \$210,000 | \$87,900 | 41.86 | \$198,244 | \$65,756 | \$54,000 |
| 77 005 05 0109 000 | 19832 CRYSTAL LAKE DR | 09/13/2021 | 03-ARM'S LENGTH | \$189,900 | \$72,200 | 38.02 | \$178,214 | \$65,686 | \$54,000 |
| 77 005 05 0115 000 | 19808 Crystal Lake DR | 09/12/2022 | 03-ARM'S LENGTH | \$180,000 | \$90,400 | 50.22 | \$204,090 | \$29,910 | \$54,000 |
| 77 005 05 0132 000 | 42500 LAKE SUCCESS DR | 07/26/2021 | 03-ARM'S LENGTH | \$212,000 | \$86,400 | 40.75 | \$203,660 | \$62,340 | \$54,000 |
| 77 005 05 0152 000 | 20212 LONGWOOD CT | 10/28/2022 | 03-ARM'S LENGTH | \$269,000 | \$100,800 | 37.47 | \$228,081 | \$94,919 | \$54,000 |
| 77 005 05 0156 000 | 20248 Longwood CT | 09/14/2021 | 03-ARM'S LENGTH | \$250,000 | \$91,900 | 36.76 | \$216,169 | \$87,831 | \$54,000 |
| 77 005 05 0157 000 | 20252 Longwood CT | 12/08/2021 | 03-ARM'S LENGTH | \$253,000 | \$99,000 | 39.13 | \$232,187 | \$74,813 | \$54,000 |
| 77 005 05 0177 000 | 20046 Bryn Mawr CT | 04/27/2021 | 03-ARM'S LENGTH | \$199,900 | \$84,100 | 42.07 | \$198,455 | \$55,445 | \$54,000 |
| 77 005 05 0187 000 | 20002 Bryn Mawr CT | 08/11/2021 | 03-ARM'S LENGTH | \$180,000 | \$69,900 | 38.83 | \$172,787 | \$61,213 | \$54,000 |
| 77 005 05 0193 000 | 19867 SILVER SPRING DR | 06/30/2022 | 03-ARM'S LENGTH | \$210,000 | \$84,400 | 40.19 | \$190,214 | \$73,786 | \$54,000 |
| 77 005 05 0219 000 | 19757 HAYES CT | 09/03/2021 | 03-ARM'S LENGTH | \$193,750 | \$71,500 | 36.90 | \$176,706 | \$71,044 | \$54,000 |
| 77 005 05 0249 000 | 19805 Crystal Lake DR | 05/04/2022 | 03-ARM'S LENGTH | \$200,000 | \$87,300 | 43.65 | \$197,027 | \$56,973 | \$54,000 |
| 77 005 05 0259 000 | 19643 NEPTUNE CT | 08/20/2021 | 03-ARM'S LENGTH | \$265,000 | \$86,700 | 32.72 | \$204,186 | \$114,814 | \$54,000 |
| 77 005 05 0265 000 | 19655 Neptune Ct. | 08/16/2022 | 03-ARM'S LENGTH | \$210,000 | \$82,600 | 39.33 | \$186,186 | \$77,814 | \$54,000 |
| 77 005 05 0276 000 | 19615 Neptune CT | 09/09/2021 | 03-ARM'S LENGTH | \$185,000 | \$79,800 | 43.14 | \$188,503 | \$50,497 | \$54,000 |
| 77 005 05 0278 000 | 19611 NEPTUNE CT | 08/20/2021 | 03-ARM'S LENGTH | \$200,000 | \$86,000 | 43.00 | \$202,692 | \$51,308 | \$54,000 |
| 77 005 05 0290 000 | 41366 Lehigh Ln | 11/24/2021 | 03-ARM'S LENGTH | \$205,000 | \$86,700 | 42.29 | \$204,375 | \$54,625 | \$54,000 |
| 77 005 05 0311 000 | 41318 Windsor CT | 06/09/2022 | 03-ARM'S LENGTH | \$185,400 | \$90,400 | 48.76 | \$204,060 | \$35,340 | \$54,000 |
| 77 005 05 0321 000 | 41290 Lehigh Ct | 04/01/2021 | 03-ARM'S LENGTH | \$165,111 | \$80,500 | 48.76 | \$190,102 | \$29,009 | \$54,000 |
| 77 005 05 0327 000 | 41276 Lehigh Ct | 12/02/2021 | 03-ARM'S LENGTH | \$185,000 | \$86,200 | 46.59 | \$203,195 | \$35,805 | \$54,000 |
| 77 005 05 0329 000 | 41272 LEHIGH CT | 10/21/2022 | 03-ARM'S LENGTH | \$199,900 | \$87,900 | 43.97 | \$198,449 | \$55,451 | \$54,000 |
| 77 005 05 0330 000 | 41270 Lehigh CT | 06/27/2022 | 03-ARM'S LENGTH | \$205,000 | \$82,700 | 40.34 | \$186,382 | \$72,618 | \$54,000 |
| 77 005 05 0368 000 | 41371 Leidel Ct | 05/12/2021 | 03-ARM'S LENGTH | \$230,000 | \$86,800 | 37.74 | \$204,477 | \$79,523 | \$54,000 |

| | | | | | | | | | |
|--------------------|-----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| 77 005 05 0383 000 | 19585 MARINER CT. | 07/09/2021 | 03-ARM'S LENGTH | \$183,000 | \$78,800 | 43.06 | \$186,310 | \$50,690 | \$54,000 |
| 77 005 05 0470 000 | 19311 Crystal Lake Dr | 11/28/2022 | 03-ARM'S LENGTH | \$235,000 | \$82,600 | 35.15 | \$186,050 | \$102,950 | \$54,000 |
| 77 005 05 0472 000 | 19307 Crystal Lake Dr | 04/20/2021 | 03-ARM'S LENGTH | \$200,000 | \$84,300 | 42.15 | \$198,765 | \$55,235 | \$54,000 |
| 77 005 05 0513 000 | 19479 EDDINGTON PL | 05/18/2021 | 03-ARM'S LENGTH | \$220,000 | \$86,800 | 39.45 | \$204,562 | \$69,438 | \$54,000 |
| 77 005 05 0513 000 | 19479 EDDINGTON PL | 08/31/2021 | 03-ARM'S LENGTH | \$221,000 | \$86,800 | 39.28 | \$204,562 | \$70,438 | \$54,000 |
| 77 005 05 0515 000 | 19487 Eddington PL | 05/28/2021 | 03-ARM'S LENGTH | \$207,500 | \$77,300 | 37.25 | \$182,838 | \$78,662 | \$54,000 |
| 77 005 05 0545 000 | 19602 AQUEDUCT CT | 02/04/2022 | 03-ARM'S LENGTH | \$200,000 | \$86,800 | 43.40 | \$204,447 | \$49,553 | \$54,000 |
| 77 005 05 0548 000 | 19608 Aqueduct Ct | 08/05/2022 | 03-ARM'S LENGTH | \$211,000 | \$82,700 | 39.19 | \$186,339 | \$78,661 | \$54,000 |
| 77 005 05 0563 000 | 19646 Aqueduct Ct | 06/07/2022 | 03-ARM'S LENGTH | \$250,250 | \$88,000 | 35.16 | \$198,523 | \$105,727 | \$54,000 |
| 77 005 05 0568 000 | 19665 Ironwood Ct | 02/03/2022 | 03-ARM'S LENGTH | \$180,000 | \$79,500 | 44.17 | \$187,956 | \$46,044 | \$54,000 |
| 77 005 05 0601 000 | 42377 ANCHOR CT | 04/28/2021 | 03-ARM'S LENGTH | \$195,000 | \$91,100 | 46.72 | \$214,203 | \$34,797 | \$54,000 |
| 77 005 05 0629 000 | 42250 NORWOOD CT | 09/26/2022 | 03-ARM'S LENGTH | \$276,000 | \$102,800 | 37.25 | \$232,715 | \$97,285 | \$54,000 |
| 77 005 05 0644 000 | 42206 Farragut Ct | 12/07/2021 | 03-ARM'S LENGTH | \$240,000 | \$98,900 | 41.21 | \$231,847 | \$62,153 | \$54,000 |
| 77 005 05 0655 000 | 42154 FARRAGUT CT | 06/18/2021 | 03-ARM'S LENGTH | \$260,000 | \$99,500 | 38.27 | \$233,508 | \$80,492 | \$54,000 |
| 77 005 05 0690 000 | 42020 Queen Anne Ct | 04/22/2022 | 03-ARM'S LENGTH | \$225,000 | \$78,900 | 35.07 | \$177,568 | \$101,432 | \$54,000 |
| 77 005 05 0691 000 | 42016 Queen Anne CT | 10/14/2022 | 03-ARM'S LENGTH | \$224,800 | \$101,800 | 45.28 | \$230,382 | \$48,418 | \$54,000 |
| 77 005 05 0691 000 | 42016 Queen Anne CT | 02/02/2023 | 03-ARM'S LENGTH | \$267,000 | \$101,800 | 38.13 | \$230,382 | \$90,618 | \$54,000 |
| Totals: | | | | \$9,376,011 | \$3,802,600 | | \$8,832,761 | \$2,919,250 | \$2,376,000 |
| | | | | | | Sale. Ratio => | 40.56 | | |
| | | | | | | Std. Dev. => | 3.99 | \$66,347 | |

HLWTR HIGHLAND LAKE ON THE WATER

Final Site Value
2024 75000
 2023 61600

Site Analysis: \$75,043

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual |
|--------------------|-----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|----------------------------|
| 77 005 05 0169 000 | 20082 BRYN MAWR CT | 04/28/2021 | 03-ARM'S LENGTH | \$180,000 | \$86,900 | 48.28 | \$207,284 | \$34,316 |
| 77 005 05 0207 000 | 19830 Irongate Ct | 05/24/2022 | 03-ARM'S LENGTH | \$275,000 | \$89,800 | 32.65 | \$205,667 | \$130,933 |
| 77 005 05 0268 000 | 19635 Neptune CT | 07/05/2022 | 03-ARM'S LENGTH | \$230,000 | \$86,300 | 37.52 | \$197,653 | \$93,947 |
| 77 005 05 0356 000 | 41319 LAGOON CT | 05/16/2022 | 03-ARM'S LENGTH | \$205,000 | \$91,900 | 44.83 | \$210,493 | \$56,107 |
| 77 005 05 0397 000 | 19519 Whitman Ct | 05/26/2021 | 03-ARM'S LENGTH | \$230,000 | \$90,100 | 39.17 | \$214,528 | \$77,072 |
| 77 005 05 0398 000 | 19517 WHITMAN CT | 03/30/2023 | 03-ARM'S LENGTH | \$245,000 | \$93,500 | 38.16 | \$214,343 | \$92,257 |
| 77 005 05 0399 000 | 19515 Whitman CT | 08/11/2021 | 03-ARM'S LENGTH | \$235,500 | \$87,700 | 37.24 | \$209,070 | \$88,030 |
| 77 005 05 0404 000 | 19505 WHITMAN CT | 10/21/2021 | 03-ARM'S LENGTH | \$250,000 | \$88,800 | 35.52 | \$211,569 | \$100,031 |
| 77 005 05 0407 000 | 19586 Crystal Lake DR | 01/20/2023 | 03-ARM'S LENGTH | \$230,000 | \$85,600 | 37.22 | \$196,103 | \$95,497 |
| 77 005 05 0409 000 | 19582 Crystal Lake DR | 07/26/2022 | 03-ARM'S LENGTH | \$214,000 | \$90,300 | 42.20 | \$206,947 | \$68,653 |
| 77 005 05 0444 000 | 19407 Althea Ct | 12/15/2021 | 03-ARM'S LENGTH | \$199,000 | \$81,000 | 40.70 | \$193,926 | \$66,674 |
| 77 005 05 0447 000 | 19413 Althea CT | 08/27/2021 | 03-ARM'S LENGTH | \$191,000 | \$83,600 | 43.77 | \$199,753 | \$52,847 |
| 77 005 05 0458 000 | 19363 Crystal Lake DR | 11/23/2021 | 03-ARM'S LENGTH | \$150,000 | \$72,600 | 48.40 | \$181,604 | \$29,996 |
| 77 005 05 0463 000 | 19347 Andover Ct | 09/26/2022 | 03-ARM'S LENGTH | \$225,000 | \$89,900 | 39.96 | \$206,004 | \$80,596 |
| 77 005 05 0482 000 | 19406 Malvern CT | 10/13/2022 | 03-ARM'S LENGTH | \$229,900 | \$92,500 | 40.23 | \$211,906 | \$79,594 |
| 77 005 05 0498 000 | 19324 Old Bridge CT | 06/10/2021 | 03-ARM'S LENGTH | \$203,000 | \$90,400 | 44.53 | \$215,186 | \$49,414 |
| 77 005 05 0583 000 | 19706 Dearborn Ct | 10/28/2021 | 03-ARM'S LENGTH | \$210,000 | \$88,100 | 41.95 | \$209,983 | \$61,617 |
| 77 005 05 0588 000 | 19716 Dearborn Ct | 04/22/2022 | 03-ARM'S LENGTH | \$187,000 | \$91,500 | 48.93 | \$209,653 | \$38,947 |
| 77 005 05 0588 000 | 19716 Dearborn Ct | 08/26/2022 | 03-ARM'S LENGTH | \$260,000 | \$91,500 | 35.19 | \$209,653 | \$111,947 |
| 77 005 05 0607 000 | 42349 Amboy Ct. | 05/26/2021 | 03-ARM'S LENGTH | \$228,000 | \$93,400 | 40.96 | \$221,964 | \$67,636 |
| 77 005 05 0611 000 | 42333 AMBOY CT | 04/09/2021 | 03-ARM'S LENGTH | \$221,000 | \$86,000 | 38.91 | \$205,231 | \$77,369 |
| 77 005 05 0632 000 | 42253 Scenic LN | 06/14/2021 | 03-ARM'S LENGTH | \$279,900 | \$103,100 | 36.83 | \$244,029 | \$97,471 |
| Totals: | | | | \$4,878,300 | \$1,954,500 | | \$4,582,549 | \$1,650,951 |
| | | | | | | Sale. Ratio => | 40.07 | |
| | | | | | | Std. Dev. => | 4.43 | Site Value \$75,043 |

005 HIGHLAND LAKES SUBS 1,2,3

Final FF Value
 2024 1157
 2023 1200

FF Analysis: \$1,157

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------|
| 77 005 02 0024 000 | 20066 RIPPLING LN | 06/29/2021 | 03-ARM'S LENGTH | \$375,000 | \$154,500 | 41.20 | \$376,756 | \$93,350 | \$95,106 | 79.3 | 122.7 | \$1,178 |
| 77 005 02 0026 000 | 20042 RIPPLING LN | 06/30/2022 | 03-ARM'S LENGTH | \$340,000 | \$165,200 | 48.59 | \$369,955 | \$83,861 | \$113,816 | 94.8 | 179.5 | \$884 |
| 77 005 02 0027 000 | 20030 RIPPLING LN | 12/09/2022 | 03-ARM'S LENGTH | \$420,000 | \$180,000 | 42.86 | \$406,533 | \$116,707 | \$103,240 | 86.0 | 239.4 | \$1,357 |
| 77 005 02 0045 000 | 20233 RIPPLING LN | 02/09/2022 | 03-ARM'S LENGTH | \$491,000 | \$198,600 | 40.45 | \$457,768 | \$150,819 | \$117,587 | 130.7 | 140.0 | \$1,154 |
| 77 005 03 0065 000 | 19792 SCENIC HARBOUR | 11/01/2021 | 03-ARM'S LENGTH | \$466,011 | \$176,300 | 37.83 | \$430,107 | \$136,344 | \$100,440 | 83.7 | 147.6 | \$1,629 |
| 77 005 03 0074 000 | 19864 SCENIC HARBOUR | 07/28/2021 | 03-ARM'S LENGTH | \$370,000 | \$161,100 | 43.54 | \$393,598 | \$72,402 | \$96,000 | 80.0 | 122.0 | \$905 |
| 77 008 02 0096 000 | 19479 SCENIC HARBOUR | 01/01/2022 | 03-ARM'S LENGTH | \$370,000 | \$174,800 | 47.24 | \$428,153 | \$62,519 | \$120,672 | 100.6 | 180.8 | \$622 |
| 77 008 02 0099 000 | 19455 SCENIC HARBOUR | 10/27/2022 | 03-ARM'S LENGTH | \$491,000 | \$203,900 | 41.53 | \$457,358 | \$173,562 | \$139,920 | 97.2 | 289.6 | \$1,786 |
| 77 008 02 0107 000 | 19379 GRANITE CT | 08/16/2021 | 03-ARM'S LENGTH | \$403,000 | \$170,000 | 42.18 | \$406,059 | \$92,157 | \$95,216 | 79.3 | 87.0 | \$1,162 |
| 77 008 02 0117 000 | 19340 SCENIC HARBOUR | 05/28/2021 | 03-ARM'S LENGTH | \$365,000 | \$162,000 | 44.38 | \$395,646 | \$65,354 | \$96,000 | 80.0 | 125.0 | \$817 |
| 77 008 02 0129 000 | 19510 SCENIC HARBOUR | 04/01/2022 | 03-ARM'S LENGTH | \$385,000 | \$168,800 | 43.84 | \$381,296 | \$105,048 | \$101,344 | 84.5 | 126.5 | \$1,244 |
| Totals: | | | | \$4,476,011 | \$1,915,200 | | \$4,503,229 | \$1,152,123 | \$1,179,341 | 996.0 | | |
| | | | | | | Sale. Ratio => | 42.79 | | | Average | | |
| | | | | | | Std. Dev. => | 3.02 | | | per FF=> | \$1,157 | |

01301 HILLCREST-TAFT

2024 Final FF Value \$867
 2023 730
 FF Analysis: \$1,115

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | LV 30% | |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|----------------|--------------------|--------------|
| 77 013 02 0005 000 | 20001 SPRINGWOOD ST | 03/18/2022 | 03-ARM'S LENGTH | \$540,000 | \$177,100 | 32.80 | \$409,528 | \$297,276 | \$166,804 | 223.0 | 173.7 | \$1,333 | 162000 | |
| 77 013 02 0017 000 | 20137 W WHIPPLE DR | 03/29/2022 | 03-ARM'S LENGTH | \$525,000 | \$214,200 | 40.80 | \$476,307 | \$201,036 | \$152,343 | 203.7 | 225.9 | \$987 | 157500 | |
| 77 013 02 0021 000 | 20172 W WHIPPLE DR | 03/25/2022 | 03-ARM'S LENGTH | \$515,000 | \$236,800 | 45.98 | \$526,193 | \$166,666 | \$177,859 | 237.8 | 216.7 | \$701 | 154500 | |
| 77 013 03 0023 000 | 20311 WOODHILL DR | 06/07/2022 | 03-ARM'S LENGTH | \$660,000 | \$257,000 | 38.94 | \$529,556 | \$235,562 | \$105,118 | 144.0 | 153.3 | \$1,636 | 198000 | |
| 77 013 03 0026 000 | 20249 WOODHILL DR | 06/04/2021 | 03-ARM'S LENGTH | \$594,000 | \$228,500 | 38.47 | \$495,223 | \$193,677 | \$94,900 | 130.0 | 175.0 | \$1,490 | 178200 | |
| 77 015 01 0011 002 | 47103 TIMBERLANE ST | 02/24/2023 | 03-ARM'S LENGTH | \$588,000 | \$185,500 | 31.55 | \$404,791 | \$277,700 | \$94,491 | 173.3 | 539.2 | \$1,602 | 176400 | |
| 77 015 99 0015 000 | 19850 WESTHILL ST | 12/09/2021 | 03-ARM'S LENGTH | \$440,000 | \$220,300 | 50.07 | \$489,218 | \$119,082 | \$168,300 | 225.0 | 198.0 | \$529 | 132000 | |
| Totals: | | | | \$3,862,000 | \$1,519,400 | | \$3,330,816 | \$1,490,999 | \$959,815 | 1,336.7 | | | 1158600 | |
| | | | | | Sale. Ratio => | 39.34 | | | Average | | | Average | | |
| | | | | | Std. Dev. => | 6.64 | | | per FF=> | \$1,115 | | | per FF=> | \$867 |

016 KNAPP-HIDD VAL-NTHVL GARDENS

Final FF Value
2024 **1000**
 2023 1000

FF Analysis: \$993

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | lsd. when Sol | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|--------------------|------------|------------------------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|--------------------|--------------|------------|
| 77 016 01 0009 018 | 46120 FREDERICK ST | 09/15/2021 | 03-ARM'S LENGTH | \$213,700 | \$90,800 | 42.49 | \$216,248 | \$57,452 | \$60,000 | 60.0 | 102.0 | \$958 |
| 77 016 02 0005 000 | 46063 NEESON ST | 11/01/2021 | 19-MULTI PARCEL ARM'S LENGTH | \$460,000 | \$158,000 | 34.35 | \$407,201 | \$138,673 | \$85,875 | 100.0 | 240.0 | \$1,387 |
| 77 016 02 0027 000 | 46050 NEESON ST | 06/16/2022 | 03-ARM'S LENGTH | \$245,000 | \$92,800 | 37.88 | \$201,325 | \$108,675 | \$65,000 | 65.0 | 120.0 | \$1,672 |
| 77 016 99 0005 000 | 46236 SUNSET ST | 11/14/2022 | 03-ARM'S LENGTH | \$290,000 | \$140,800 | 48.55 | \$372,155 | \$22,845 | \$105,000 | 105.0 | 176.0 | \$218 |
| Totals: | | | | \$1,208,700 | \$482,400 | | \$1,196,929 | \$327,645 | \$315,875 | 330.0 | | |
| | | | | | | Sale. Ratio => | 39.91 | | | Average | | |
| | | | | | | Std. Dev. => | 6.14 | | | per FF=> | \$993 | |

04401 LAKES OF NORTHVILLE

Final FF Value
 2024 1600
 2023 1439

FF Analysis: \$1,609

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|---------------------|------------|-----------------|---------------------|--------------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|------------|
| 77 044 01 0017 000 | 17329 LILYPAD CT | 06/18/2021 | 03-ARM'S LENGTH | \$417,500 | \$187,000 | 44.79 | \$422,227 | \$127,385 | \$132,112 | 91.8 | 129.1 | \$1,388 |
| 77 044 01 0026 000 | 42559 BRADNER RD | 06/10/2022 | 03-ARM'S LENGTH | \$489,000 | \$187,400 | 38.32 | \$426,709 | \$189,600 | \$127,309 | 88.5 | 130.0 | \$2,143 |
| 77 044 01 0037 000 | 42440 BRADNER RD | 06/21/2022 | 03-ARM'S LENGTH | \$525,000 | \$186,200 | 35.47 | \$424,327 | \$215,793 | \$115,120 | 80.0 | 120.0 | \$2,697 |
| 77 044 01 0040 000 | 42380 BRADNER RD | 10/28/2021 | 03-ARM'S LENGTH | \$468,000 | \$208,600 | 44.57 | \$472,801 | \$113,197 | \$117,998 | 82.0 | 120.0 | \$1,380 |
| 77 044 01 0041 000 | 42360 BRADNER RD | 06/17/2021 | 03-ARM'S LENGTH | \$480,000 | \$205,000 | 42.71 | \$466,194 | \$136,338 | \$122,532 | 85.2 | 120.1 | \$1,601 |
| 77 044 01 0044 000 | 42300 BRADNER RD | 05/25/2021 | 03-ARM'S LENGTH | \$495,000 | \$205,300 | 41.47 | \$467,553 | \$151,490 | \$124,043 | 86.2 | 132.0 | \$1,757 |
| 77 044 01 0055 000 | 42309 WATERFALL RD | 03/24/2022 | 03-ARM'S LENGTH | \$545,000 | \$195,800 | 35.93 | \$444,316 | \$215,804 | \$115,120 | 80.0 | 120.0 | \$2,698 |
| 77 044 01 0077 000 | 42222 WATERFALL RD | 09/02/2021 | 03-ARM'S LENGTH | \$480,000 | \$195,600 | 40.75 | \$442,723 | \$152,397 | \$115,120 | 80.0 | 120.0 | \$1,905 |
| 77 044 01 0078 000 | 42200 WATERFALL RD | 01/10/2022 | 03-ARM'S LENGTH | \$422,500 | \$177,600 | 42.04 | \$402,617 | \$148,962 | \$129,079 | 89.7 | 122.8 | \$1,661 |
| 77 044 01 0090 000 | 41973 WATERWHEEL RD | 08/16/2021 | 03-ARM'S LENGTH | \$445,000 | \$209,500 | 47.08 | \$477,988 | \$101,520 | \$134,508 | 93.5 | 120.0 | \$1,086 |
| 77 044 01 0100 000 | 42301 WATERWHEEL RD | 08/19/2022 | 03-ARM'S LENGTH | \$535,000 | \$198,100 | 37.03 | \$451,671 | \$198,449 | \$115,120 | 80.0 | 120.0 | \$2,481 |
| 77 044 01 0108 000 | 42332 WATERWHEEL RD | 07/30/2021 | 03-ARM'S LENGTH | \$445,000 | \$207,100 | 46.54 | \$474,564 | \$140,509 | \$170,073 | 118.2 | 235.1 | \$1,189 |
| 77 044 01 0130 000 | 42023 CRESTVIEW CIR | 11/15/2021 | 03-ARM'S LENGTH | \$536,000 | \$238,500 | 44.50 | \$559,934 | \$188,361 | \$212,295 | 147.5 | 205.4 | \$1,277 |
| 77 044 01 0158 000 | 42128 CRESTVIEW CIR | 06/23/2021 | 03-ARM'S LENGTH | \$565,000 | \$227,700 | 40.30 | \$523,962 | \$207,403 | \$166,365 | 115.6 | 139.3 | \$1,794 |
| 77 044 01 0166 000 | 42000 CRESTVIEW CIR | 12/16/2021 | 03-ARM'S LENGTH | \$472,000 | \$219,000 | 46.40 | \$507,134 | \$135,559 | \$170,693 | 148.3 | 125.9 | \$914 |
| 77 044 01 0196 000 | 17100 PONVALLEY DR | 08/12/2022 | 03-ARM'S LENGTH | \$550,000 | \$204,900 | 37.25 | \$466,237 | \$202,667 | \$118,904 | 97.2 | 140.0 | \$2,085 |
| 77 044 01 0216 000 | 17401 FARMCREST LN | 05/07/2021 | 03-ARM'S LENGTH | \$420,000 | \$197,700 | 47.07 | \$454,651 | \$103,611 | \$138,262 | 96.1 | 142.7 | \$1,078 |
| 77 044 01 0217 000 | 17443 FARMCREST LN | 01/24/2023 | 03-ARM'S LENGTH | \$437,500 | \$201,300 | 46.01 | \$458,772 | \$101,500 | \$122,772 | 85.3 | 135.7 | \$1,190 |
| 77 044 01 0234 000 | 17732 FARMCREST CT | 07/29/2021 | 03-ARM'S LENGTH | \$495,000 | \$203,700 | 41.15 | \$460,830 | \$149,290 | \$115,120 | 80.0 | 120.0 | \$1,866 |
| 77 044 01 0281 000 | 41430 WATERFALL RD | 08/20/2021 | 03-ARM'S LENGTH | \$508,000 | \$219,000 | 43.11 | \$503,953 | \$162,294 | \$158,247 | 110.0 | 130.9 | \$1,476 |
| 77 044 01 0288 000 | 17526 FARMCREST LN | 06/18/2021 | 03-ARM'S LENGTH | \$485,000 | \$215,800 | 44.49 | \$495,733 | \$139,693 | \$150,426 | 104.5 | 130.4 | \$1,336 |
| Totals: | | | | \$10,215,500 | \$4,290,800 | | \$9,804,896 | \$3,281,822 | \$2,871,218 | 2,039.5 | | |
| | | | | | Sale. Ratio => | 42.00 | | | Average | | | |
| | | | | | Std. Dev. => | 3.75 | | | per FF=> | \$1,609 | | |

06202 LINKS OF NORTHVILLE HILLS GC

| | | | | | |
|----------------|-------------|----------------|-----------------------|----------------|----------------|
| Standard | 2023 Values | Standard | 2024 Final Site Value | Standard | On Golf Course |
| On Golf Course | 114000 | On Golf Course | 121600 | Site Analysis: | Site Analysis: |
| | 123000 | | 146000 | \$121,612 | \$167,578 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Location |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------|
| 77 062 02 0001 000 | 16741 LOCHMOOR CIR E | 07/06/2022 | 03-ARM'S LENGTH | \$405,000 | \$179,600 | 44.35 | \$375,406 | \$143,594 | \$114,000 | Standard |
| 77 062 02 0002 000 | 16749 LOCHMOOR CIR E | 05/11/2021 | 03-ARM'S LENGTH | \$369,900 | \$171,200 | 46.28 | \$382,743 | \$101,157 | \$114,000 | Standard |
| 77 062 02 0002 000 | 16749 LOCHMOOR CIR E | 05/02/2022 | 03-ARM'S LENGTH | \$431,600 | \$182,900 | 42.38 | \$382,743 | \$162,857 | \$114,000 | Standard |
| 77 062 02 0010 000 | 16829 LOCHMOOR CIR E | 07/15/2021 | 03-ARM'S LENGTH | \$390,000 | \$174,600 | 44.77 | \$390,377 | \$113,623 | \$114,000 | Standard |
| 77 062 02 0010 000 | 16829 LOCHMOOR CIR E | 06/14/2023 | 03-ARM'S LENGTH | \$435,000 | \$188,700 | 43.38 | \$390,377 | \$158,623 | \$114,000 | Standard |
| 77 062 02 0017 000 | 16901 LOCHMOOR CIR E | 05/11/2022 | 03-ARM'S LENGTH | \$420,000 | \$177,200 | 42.19 | \$370,435 | \$163,565 | \$114,000 | Standard |
| 77 062 02 0019 000 | 16917 LOCHMOOR CIR E | 02/03/2023 | 03-ARM'S LENGTH | \$444,000 | \$201,500 | 45.38 | \$486,209 | \$71,791 | \$114,000 | Standard |
| 77 062 02 0022 000 | 16949 LOCHMOOR CIR E | 11/12/2021 | 03-ARM'S LENGTH | \$370,000 | \$166,500 | 45.00 | \$372,310 | \$111,690 | \$114,000 | Standard |
| 77 062 02 0027 000 | 16958 LOCHMOOR CIR W | 06/24/2021 | 03-ARM'S LENGTH | \$496,000 | \$197,300 | 39.78 | \$498,064 | \$111,936 | \$114,000 | Standard |
| 77 062 02 0041 000 | 16822 LOCHMOOR CIR W | 05/13/2021 | 03-ARM'S LENGTH | \$380,000 | \$201,200 | 52.95 | \$393,399 | \$100,601 | \$114,000 | Standard |
| 77 062 02 0073 000 | 16988 LOCHMOOR CIR E | 06/11/2021 | 03-ARM'S LENGTH | \$550,000 | \$206,300 | 37.51 | \$521,142 | \$142,858 | \$114,000 | Standard |
| 77 062 02 0089 000 | 16967 LOCHMOOR CIR W | 08/17/2022 | 03-ARM'S LENGTH | \$500,000 | \$197,600 | 39.52 | \$476,632 | \$137,368 | \$114,000 | Standard |
| 77 062 02 0102 000 | 16696 LYONHURST CIR | 03/25/2022 | 03-ARM'S LENGTH | \$440,000 | \$182,000 | 41.36 | \$357,919 | \$196,081 | \$114,000 | Standard |
| 77 062 02 0104 000 | 16672 LYONHURST CIR | 05/19/2023 | 03-ARM'S LENGTH | \$415,000 | \$183,400 | 44.19 | \$379,187 | \$149,813 | \$114,000 | Standard |
| 77 062 02 0113 000 | 16584 LYONHURST CIR | 01/18/2023 | 03-ARM'S LENGTH | \$480,000 | \$217,000 | 45.21 | \$525,781 | \$68,219 | \$114,000 | Standard |
| 77 062 02 0114 000 | 16576 LYONHURST CIR | 06/29/2021 | 03-ARM'S LENGTH | \$476,000 | \$220,700 | 46.37 | \$530,216 | \$59,784 | \$114,000 | Standard |
| 77 062 02 0116 000 | 16593 LYONHURST CIR | 04/07/2023 | 03-ARM'S LENGTH | \$490,000 | \$239,000 | 48.78 | \$495,990 | \$108,010 | \$114,000 | Standard |
| 77 062 02 0120 000 | 16641 LYONHURST CIR | 06/22/2022 | 03-ARM'S LENGTH | \$451,500 | \$181,600 | 40.22 | \$380,496 | \$185,004 | \$114,000 | Standard |
| 77 062 02 0124 000 | 16681 LYONHURST CIR | 10/11/2021 | 03-ARM'S LENGTH | \$344,900 | \$169,600 | 49.17 | \$379,356 | \$79,544 | \$114,000 | Standard |
| 77 062 02 0130 000 | 16745 LYONHURST CIR | 06/25/2021 | 03-ARM'S LENGTH | \$465,300 | \$213,700 | 45.93 | \$513,173 | \$66,127 | \$114,000 | Standard |
| Totals: | | | | \$8,754,200 | \$3,851,600 | | \$8,601,955 | \$2,432,245 | \$2,280,000 | |
| | | | | | | Sale. Ratio => | 44.00 | | | |
| | | | | | | Std. Dev. => | 3.67 | Site | \$121,612 | |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Location | LV @30% |
|--------------------|----------------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|-------------|---------------|
| 77 062 02 0062 000 | 16876 LOCHMOOR CIR E | 04/03/2023 | 03-ARM'S LENGTH | \$430,000 | \$187,900 | 43.70 | \$388,187 | \$164,813 | \$123,000 | Golf Course | 129000 |
| 77 062 02 0071 000 | 16964 LOCHMOOR CIRCLE EAST | 08/10/2021 | 03-ARM'S LENGTH | \$580,160 | \$214,200 | 36.92 | \$550,133 | \$153,027 | \$123,000 | Golf Course | 174048 |
| 77 062 02 0092 000 | 16792 LYONHURST CIR | 05/25/2022 | 03-ARM'S LENGTH | \$450,000 | \$188,100 | 41.80 | \$388,106 | \$184,894 | \$123,000 | Golf Course | 135000 |
| Totals: | | | | \$1,460,160 | \$590,200 | | \$1,326,426 | \$502,734 | \$369,000 | | |
| | | | | | | Sale. Ratio => | 40.42 | | | | |
| | | | | | | Std. Dev. => | 3.50 | Site | \$167,578 | Site | 146016 |

47-42 MAPLE HILLS

Final FF Value
 2024 1587
 2023 1400

FF Analysis: \$1,587

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|---------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|--------------------|----------------|------------|
| 77 047 01 0029 000 | 41201 ALDEA DR | 08/08/2022 | 03-ARM'S LENGTH | \$500,000 | \$243,800 | 48.76 | \$515,321 | \$156,244 | \$171,565 | 122.5 | 164.8 | \$1,275 |
| 77 047 02 0125 000 | 17455 MAPLE HILL DR | 11/16/2022 | 03-ARM'S LENGTH | \$500,000 | \$221,400 | 44.28 | \$471,688 | \$143,112 | \$114,800 | 82.0 | 130.0 | \$1,745 |
| 77 047 02 0154 000 | 17445 CAMERON DR | 08/04/2021 | 03-ARM'S LENGTH | \$520,000 | \$229,800 | 44.19 | \$479,628 | \$154,145 | \$113,773 | 81.3 | 120.2 | \$1,897 |
| Totals: | | | | \$1,520,000 | \$695,000 | | \$1,466,637 | \$453,501 | \$400,138 | 285.8 | | |
| | | | | | | Sale. Ratio => | 45.72 | | | Average | | |
| | | | | | | Std. Dev. => | 2.61 | | | per FF=> | \$1,587 | |

02401 MAYBURY CROSSING

Final FF Value
2024 **1535**
 2023 1664

FF Analysis: \$1,535

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Land Table |
|--------------------|-------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|--------------------|----------------|------------|------------------|
| 77 024 01 0001 000 | 19150 MAYBURY LN | 02/22/2023 | 03-ARM'S LENGTH | \$920,000 | \$453,600 | 49.30 | \$1,000,652 | \$218,868 | \$299,520 | 180.0 | 250.0 | \$1,216 | MAYBURY CROSSING |
| 77 024 01 0009 000 | 50054 JONATHAN CT | 10/28/2021 | 03-ARM'S LENGTH | \$985,115 | \$409,400 | 41.56 | \$947,095 | \$289,506 | \$251,486 | 151.1 | 311.7 | \$1,916 | MAYBURY CROSSING |
| Totals: | | | | \$1,905,115 | \$863,000 | | \$1,947,747 | \$508,374 | \$551,006 | 331.1 | | | |
| | | | | | | Sale. Ratio => | 45.30 | | | Average | | | |
| | | | | | | Std. Dev. => | 5.48 | | \$254,187 | per FF=> | \$1,535 | | |

02303 MAYBURY MEADOWS CONDOS (4PCLS)

New Development

| | |
|-------------|-------------------------|
| | Final Site Value |
| 2024 | 285000 |
| 2023 | 175000 |

| | |
|----------------|-----------|
| Site Analysis: | \$254,187 |
| Site 30%: | \$285,767 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Land Table | LV 30% |
|--------------------|-------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|------------------|-------------------|------------------|-----------|
| 77 024 01 0001 000 | 19150 MAYBURY LN | 02/22/2023 | 03-ARM'S LENGTH | \$920,000 | \$453,600 | 49.30 | \$1,000,652 | \$218,868 | \$299,520 | MAYBURY CROSSING | \$276,000 |
| 77 024 01 0009 000 | 50054 JONATHAN CT | 10/28/2021 | 03-ARM'S LENGTH | \$985,115 | \$409,400 | 41.56 | \$947,095 | \$289,506 | \$251,486 | MAYBURY CROSSING | \$295,535 |
| Totals: | | | | \$1,905,115 | \$863,000 | | \$1,947,747 | \$508,374 | \$551,006 | | |
| | | | | | | Sale. Ratio => | 45.30 | | | | |
| | | | | | | Std. Dev. => | 5.48 | \$254,187 | Site Value | \$285,767 | |

069 MEADOWS & RESERVES

2024
2023

Final FF Value
2182
1700

FF Analysis: \$2,182

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|-----------------------|------------|-----------------|---------------------|--------------------|----------------|---------------------|--------------------|--------------------|----------------|----------------|------------|
| 77 069 04 0009 000 | 50592 LIVINGSTON DR | 09/29/2022 | 03-ARM'S LENGTH | \$655,000 | \$255,100 | 38.95 | \$594,832 | \$218,631 | \$158,463 | 93.2 | 132.1 | \$2,346 |
| 77 069 04 0019 000 | 50472 LIVINGSTON DR | 05/02/2022 | 03-ARM'S LENGTH | \$628,500 | \$230,200 | 36.63 | \$536,540 | \$211,719 | \$119,759 | 70.4 | 128.7 | \$3,006 |
| 77 069 04 0025 000 | 50400 LIVINGSTON DR | 04/23/2021 | 03-ARM'S LENGTH | \$550,000 | \$223,700 | 40.67 | \$528,887 | \$146,597 | \$125,484 | 86.8 | 158.9 | \$1,688 |
| 77 069 04 0026 000 | 50388 LIVINGSTON DR | 07/26/2022 | 03-ARM'S LENGTH | \$530,000 | \$199,700 | 37.68 | \$465,454 | \$180,271 | \$115,725 | 80.1 | 142.9 | \$2,251 |
| 77 069 04 0029 000 | 50352 LIVINGSTON DR | 07/22/2022 | 03-ARM'S LENGTH | \$600,000 | \$242,800 | 40.47 | \$565,212 | \$137,537 | \$102,749 | 71.1 | 124.4 | \$1,934 |
| 77 069 04 0042 000 | 50244 LIVINGSTON DR | 08/31/2022 | 03-ARM'S LENGTH | \$572,000 | \$232,000 | 40.56 | \$540,310 | \$150,690 | \$119,000 | 70.0 | 120.0 | \$2,153 |
| 77 069 04 0087 000 | 17024 COURVILLE DR | 02/28/2022 | 03-ARM'S LENGTH | \$677,000 | \$243,100 | 35.91 | \$572,498 | \$256,425 | \$151,923 | 89.4 | 120.0 | \$2,870 |
| 77 069 04 0096 000 | 16943 COURVILLE DR | 07/09/2021 | 03-ARM'S LENGTH | \$541,000 | \$199,200 | 36.82 | \$470,010 | \$190,965 | \$119,975 | 70.6 | 123.9 | \$2,706 |
| 77 069 04 0101 000 | 16952 ALGONQUIN DR | 06/23/2021 | 03-ARM'S LENGTH | \$590,000 | \$234,500 | 39.75 | \$554,401 | \$168,097 | \$132,498 | 77.9 | 120.3 | \$2,157 |
| 77 069 04 0105 000 | 17012 ALGONQUIN DR | 05/31/2022 | 03-ARM'S LENGTH | \$624,000 | \$233,100 | 37.36 | \$543,536 | \$224,964 | \$144,500 | 85.0 | 122.2 | \$2,647 |
| 77 069 04 0112 000 | 17061 ALGONQUIN DR | 07/12/2021 | 03-ARM'S LENGTH | \$512,000 | \$220,300 | 43.03 | \$520,881 | \$112,669 | \$121,550 | 71.5 | 127.5 | \$1,576 |
| 77 069 04 0119 000 | 16981 ALGONQUIN DR | 07/19/2022 | 03-ARM'S LENGTH | \$640,000 | \$236,800 | 37.00 | \$550,411 | \$209,632 | \$120,043 | 70.6 | 126.4 | \$2,969 |
| 77 069 04 0132 000 | 16990 CARRIAGE WAY | 09/30/2022 | 03-ARM'S LENGTH | \$580,000 | \$220,700 | 38.05 | \$514,202 | \$193,366 | \$127,568 | 75.0 | 121.4 | \$2,577 |
| 77 069 04 0134 000 | 17010 CARRIAGE WAY | 05/14/2021 | 03-ARM'S LENGTH | \$566,700 | \$243,000 | 42.88 | \$575,696 | \$118,572 | \$127,568 | 75.0 | 121.4 | \$1,580 |
| 77 069 04 0139 000 | 17060 CARRIAGE WAY | 10/12/2021 | 03-ARM'S LENGTH | \$510,000 | \$213,900 | 41.94 | \$505,490 | \$123,510 | \$119,000 | 70.0 | 120.0 | \$1,764 |
| 77 069 04 0150 000 | 17009 CARRIAGE WAY | 06/30/2021 | 03-ARM'S LENGTH | \$500,000 | \$208,200 | 41.64 | \$492,091 | \$132,134 | \$124,225 | 73.1 | 120.0 | \$1,808 |
| 77 069 04 0156 000 | 49703 PARKSIDE DR | 05/03/2021 | 03-ARM'S LENGTH | \$550,000 | \$223,800 | 40.69 | \$530,047 | \$138,953 | \$119,000 | 70.0 | 120.0 | \$1,985 |
| 77 069 04 0172 000 | 49855 PARKSIDE DR | 06/30/2021 | 03-ARM'S LENGTH | \$625,000 | \$245,500 | 39.28 | \$604,129 | \$156,803 | \$135,932 | 80.0 | 133.9 | \$1,961 |
| 77 069 04 0186 000 | 16937 BOULDER DR | 04/15/2021 | 03-ARM'S LENGTH | \$527,900 | \$250,800 | 47.51 | \$590,191 | \$101,204 | \$163,495 | 96.2 | 120.0 | \$1,052 |
| 77 069 04 0200 000 | 17058 BOULDER DR | 07/01/2022 | 03-ARM'S LENGTH | \$637,000 | \$236,400 | 37.11 | \$551,349 | \$204,651 | \$119,000 | 70.0 | 121.2 | \$2,924 |
| 77 069 04 0201 000 | 17066 BOULDER DR | 09/30/2022 | 03-ARM'S LENGTH | \$660,000 | \$242,500 | 36.74 | \$564,948 | \$216,545 | \$121,493 | 71.5 | 123.2 | \$3,030 |
| 77 069 04 0205 000 | 49912 PARKSIDE DR | 05/11/2021 | 03-ARM'S LENGTH | \$571,000 | \$228,300 | 39.98 | \$541,065 | \$149,150 | \$119,215 | 70.1 | 122.5 | \$2,127 |
| 77 069 04 0210 000 | 50610 HAWTHORNE CT | 01/20/2022 | 03-ARM'S LENGTH | \$590,000 | \$252,400 | 42.78 | \$596,443 | \$154,694 | \$161,137 | 94.8 | 117.4 | \$1,632 |
| 77 069 04 0212 000 | 50630 HAWTHORNE CT | 11/22/2021 | 03-ARM'S LENGTH | \$545,700 | \$227,600 | 41.71 | \$538,559 | \$134,301 | \$127,160 | 74.8 | 135.0 | \$1,795 |
| 77 069 04 0217 000 | 50635 HAWTHORNE CT | 06/16/2021 | 03-ARM'S LENGTH | \$525,000 | \$203,000 | 38.67 | \$507,245 | \$147,023 | \$129,268 | 76.0 | 134.2 | \$1,933 |
| 77 069 04 0220 000 | 49856 PARKSIDE DR | 05/02/2022 | 03-ARM'S LENGTH | \$565,000 | \$204,700 | 36.23 | \$477,517 | \$207,990 | \$120,507 | 70.9 | 119.5 | \$2,934 |
| 77 069 04 0241 000 | 49720 PARKSIDE DR | 07/12/2021 | 03-ARM'S LENGTH | \$650,000 | \$230,100 | 35.40 | \$545,610 | \$223,390 | \$119,000 | 70.0 | 120.0 | \$3,191 |
| 77 069 05 0002 000 | 49642 S GLACIER | 01/04/2023 | 03-ARM'S LENGTH | \$525,000 | \$207,200 | 39.47 | \$493,092 | \$149,367 | \$117,459 | 69.1 | 120.1 | \$2,162 |
| 77 069 05 0006 000 | 49610 S GLACIER | 09/20/2021 | 03-ARM'S LENGTH | \$552,500 | \$225,200 | 40.76 | \$541,730 | \$107,047 | \$96,277 | 56.6 | 120.9 | \$1,890 |
| 77 069 05 0010 000 | 49562 S GLACIER | 09/27/2022 | 03-ARM'S LENGTH | \$510,000 | \$207,500 | 40.69 | \$493,816 | \$109,684 | \$93,500 | 55.0 | 120.0 | \$1,994 |
| 77 069 05 0069 000 | 50358 MULBERRY CT | 01/18/2022 | 03-ARM'S LENGTH | \$472,000 | \$184,300 | 39.05 | \$439,339 | \$140,962 | \$108,301 | 63.7 | 139.2 | \$2,213 |
| 77 069 05 0070 000 | 50340 MULBERRY CT | 09/12/2022 | 03-ARM'S LENGTH | \$575,000 | \$221,500 | 38.52 | \$527,300 | \$194,648 | \$146,948 | 86.4 | 127.6 | \$2,252 |
| 77 069 05 0075 000 | 16334 MULBERRY WAY | 09/27/2021 | 03-ARM'S LENGTH | \$553,000 | \$221,800 | 40.11 | \$535,082 | \$106,397 | \$88,479 | 52.0 | 121.2 | \$2,045 |
| 77 069 05 0077 000 | 16322 MULBERRY WAY | 07/12/2021 | 03-ARM'S LENGTH | \$430,000 | \$181,300 | 42.16 | \$434,266 | \$89,313 | \$93,579 | 55.0 | 121.0 | \$1,623 |
| 77 069 05 0095 000 | 16483 WESTMINISTER DR | 05/25/2022 | 03-ARM'S LENGTH | \$550,000 | \$195,500 | 35.55 | \$465,358 | \$179,128 | \$94,486 | 55.6 | 121.0 | \$3,223 |
| 77 069 05 0107 000 | 16466 WESTMINISTER DR | 05/10/2022 | 03-ARM'S LENGTH | \$515,000 | \$176,600 | 34.29 | \$420,369 | \$201,074 | \$106,443 | 62.6 | 120.0 | \$3,212 |
| 77 069 05 0132 000 | 16377 MULBERRY WAY | 08/10/2021 | 03-ARM'S LENGTH | \$521,000 | \$218,400 | 41.92 | \$523,516 | \$99,087 | \$101,603 | 59.8 | 127.9 | \$1,658 |
| 77 069 05 0139 000 | 16131 WESTMINISTER DR | 10/01/2021 | 03-ARM'S LENGTH | \$507,000 | \$223,700 | 44.12 | \$531,546 | \$118,073 | \$142,619 | 83.9 | 132.9 | \$1,407 |
| 77 069 05 0144 000 | 16211 WESTMINISTER DR | 11/18/2021 | 03-ARM'S LENGTH | \$460,000 | \$177,900 | 38.67 | \$425,096 | \$133,504 | \$98,600 | 58.0 | 122.0 | \$2,302 |
| 77 069 05 0148 000 | 16275 WESTMINISTER DR | 06/30/2021 | 03-ARM'S LENGTH | \$494,000 | \$211,300 | 42.77 | \$506,986 | \$86,974 | \$99,960 | 58.8 | 135.5 | \$1,479 |
| 77 069 05 0153 000 | 16355 WESTMINISTER DR | 07/25/2022 | 03-ARM'S LENGTH | \$542,000 | \$207,900 | 38.36 | \$494,662 | \$144,102 | \$96,764 | 56.9 | 121.6 | \$2,532 |
| 77 069 05 0165 000 | 16401 LINCOLN DR | 09/08/2022 | 03-ARM'S LENGTH | \$575,000 | \$219,000 | 38.09 | \$520,822 | \$147,678 | \$93,500 | 55.0 | 120.0 | \$2,685 |
| 77 069 05 0174 000 | 49561 S GLACIER | 11/12/2021 | 03-ARM'S LENGTH | \$565,000 | \$218,100 | 38.60 | \$523,440 | \$141,973 | \$100,413 | 59.1 | 120.1 | \$2,404 |
| 77 069 05 0176 000 | 16512 LINCOLN DR | 06/04/2021 | 03-ARM'S LENGTH | \$460,000 | \$204,200 | 44.39 | \$479,325 | \$149,553 | \$168,878 | 99.3 | 121.1 | \$1,505 |
| 77 069 05 0196 000 | 16497 MULBERRY WAY | 08/23/2021 | 03-ARM'S LENGTH | \$500,000 | \$202,200 | 40.44 | \$485,376 | \$108,181 | \$93,557 | 55.0 | 123.9 | \$1,966 |
| Totals: | | | | \$25,029,300 | \$9,885,000 | | \$23,418,675 | \$7,017,228 | \$5,406,603 | 3,215.9 | | |
| | | | | | | Sale. Ratio => | 39.49 | | | Average | | |
| | | | | | | Std. Dev. => | 2.73 | | | per FF=> | \$2,182 | |

004 MEADOWBROOK EST & RENTON

2024 Final FF Value 792
 2023 467

FF Analysis: \$792

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Actual Front | ECF Area |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|------------------|--------------------|--------------|-------|--------------|--------------|----------|
| 77 004 01 0013 000 | 19351 MEADOWBROOK RD | 12/03/2021 | 03-ARM'S LENGTH | \$519,000 | \$225,000 | 43.35 | \$491,101 | \$176,581 | \$148,682 | 318.4 | 334.9 | \$555 | 380.04 | '004 |
| 77 004 01 0021 000 | 40200 7 MILE RD | 06/19/2023 | 03-ARM'S LENGTH | \$400,000 | \$155,500 | 38.88 | \$323,163 | \$193,587 | \$116,750 | 250.0 | 270.0 | \$774 | 250.00 | '004 |
| 77 004 01 0032 301 | 19856 MEADOWBROOK RD | 10/12/2022 | 03-ARM'S LENGTH | \$615,000 | \$213,400 | 34.70 | \$464,660 | \$251,193 | \$100,853 | 216.0 | 288.9 | \$1,163 | 215.96 | '004 |
| Totals: | | | | \$1,534,000 | \$593,900 | | \$1,278,924 | \$621,361 | \$366,285 | 784.3 | | | | |
| | | | | | Sale. Ratio => | 38.72 | | | Average | | | | | |
| | | | | | Std. Dev. => | 4.33 | | | per FF=> | | | \$792 | | |

02805 MILL RIDGE DUPLEX UNITS

New Development

Final Site Value DUPLEX
2024 138745
 2023 138745

Site Analysis: \$138,745

Duplexes

| Parcel Number | Street Address | ECF Area | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Land 30% *Sale |
|--------------------|------------------------|----------|------------|-----------------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|------------------|
| 77 028 06 0003 000 | 17050 GARDEN RIDGE LN | '02805 | 06/26/2020 | 31-SPLIT IMPROVED | \$444,967 | \$0 | 0.00 | \$443,963 | \$136,004 | \$135,000 | \$133,490 |
| 77 028 06 0004 000 | 17058 Garden Ridge LN | '02805 | 09/18/2019 | 32-SPLIT VACANT | \$445,000 | \$0 | 0.00 | \$421,522 | \$158,478 | \$135,000 | \$133,500 |
| 77 028 06 0005 000 | 17074 Garden Ridge LN | '02805 | 07/01/2019 | 24-PARTIAL ASSESSMENT | \$440,000 | \$0 | 0.00 | \$417,695 | \$157,305 | \$135,000 | \$132,000 |
| 77 028 06 0007 000 | 17098 Garden Ridge LN | '02805 | 05/29/2020 | 24-PARTIAL ASSESSMENT | \$365,000 | \$0 | 0.00 | \$408,894 | \$106,106 | \$150,000 | \$109,500 |
| 77 028 06 0008 000 | 17106 Garden Ridge Ln | '02805 | 09/23/2019 | 24-PARTIAL ASSESSMENT | \$524,467 | \$0 | 0.00 | \$430,544 | \$243,923 | \$150,000 | \$157,340 |
| 77 028 06 0009 000 | 17122 Garden Ridge LN | '02805 | 08/14/2020 | 31-SPLIT IMPROVED | \$350,000 | \$0 | 0.00 | \$410,623 | \$89,377 | \$150,000 | \$105,000 |
| 77 028 06 0011 000 | 17146 Garden Ridge Ln | '02805 | 06/21/2019 | 24-PARTIAL ASSESSMENT | \$524,484 | \$0 | 0.00 | \$432,695 | \$241,789 | \$150,000 | \$157,345 |
| 77 028 06 0012 000 | 17154 Garden Ridge Ln | '02805 | 06/14/2019 | 24-PARTIAL ASSESSMENT | \$479,771 | \$0 | 0.00 | \$433,514 | \$196,257 | \$150,000 | \$143,931 |
| 77 028 06 0029 000 | 17177 Garden Ridge Ln. | '02805 | 07/29/2019 | 24-PARTIAL ASSESSMENT | \$514,915 | \$0 | 0.00 | \$454,275 | \$210,640 | \$150,000 | \$154,475 |
| 77 028 06 0030 000 | 17169 Garden Ridge Ln | '02805 | 07/19/2019 | 24-PARTIAL ASSESSMENT | \$498,697 | \$0 | 0.00 | \$429,516 | \$219,181 | \$150,000 | \$149,609 |
| 77 028 06 0033 000 | 17105 Garden Ridge LN | '02805 | 09/25/2019 | 32-SPLIT VACANT | \$500,000 | \$0 | 0.00 | \$430,925 | \$219,075 | \$150,000 | \$150,000 |
| Totals: | | | | | \$5,087,301 | \$0 | | \$4,714,166 | \$1,978,135 | \$1,605,000 | |
| | | | | | | Sale. Ratio => | 0.00 | | | | |
| | | | | | \$462,482 | Std. Dev. => | 0.00 | | \$179,830 | Site Value | \$138,745 |

02806 MILL RIDGE DETACHED UNITS

Final Site Value DETACHED
2024 182000
 2023 182000

Site Analysis: \$181,988

| Parcel Number | Street Address | ECF Area | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Land 30% *Sale |
|--------------------|-----------------------|----------|------------|-------------------------|------------|----------------|---------------|----------------|---------------|-----------------|----------------|
| 77 028 06 0036 000 | 17202 GARDEN RIDGE LN | '02806 | 04/30/2021 | 25-PARTIAL CONSTRUCTION | \$564,159 | \$0 | 0.00 | \$579,665 | \$134,494 | \$150,000 | \$169,248 |
| 77 028 06 0039 000 | 17242 Garden Ridge LN | '02806 | 12/31/2021 | 25-PARTIAL CONSTRUCTION | \$640,088 | \$0 | 0.00 | \$623,323 | \$166,765 | \$150,000 | \$192,026 |
| 77 028 06 0040 000 | 17250 GARDEN RIDGE LN | '02806 | 09/24/2020 | 31-SPLIT IMPROVED | \$709,035 | \$0 | 0.00 | \$576,179 | \$282,856 | \$150,000 | \$212,711 |
| 77 028 06 0040 000 | 17250 GARDEN RIDGE LN | '02806 | 04/15/2022 | 03-ARM'S LENGTH | \$749,900 | \$269,300 | 35.91 | \$576,179 | \$323,721 | \$150,000 | \$224,970 |
| 77 028 06 0041 000 | 17266 GARDEN RIDGE LN | '02806 | 10/06/2020 | 25-PARTIAL CONSTRUCTION | \$597,796 | \$0 | 0.00 | \$575,687 | \$172,109 | \$150,000 | \$179,339 |
| 77 028 06 0042 000 | 17274 GARDEN RIDGE LN | '02806 | 09/01/2021 | 25-PARTIAL CONSTRUCTION | \$601,685 | \$0 | 0.00 | \$587,079 | \$164,606 | \$150,000 | \$180,506 |
| 77 028 06 0043 000 | 17290 GARDEN RIDGE LN | '02806 | 11/04/2020 | 24-PARTIAL ASSESSMENT | \$548,677 | \$0 | 0.00 | \$572,483 | \$126,194 | \$150,000 | \$164,603 |
| 77 028 06 0044 000 | 17298 GARDEN RIDGE LN | '02806 | 12/29/2020 | 31-SPLIT IMPROVED | \$511,893 | \$0 | 0.00 | \$584,208 | \$77,685 | \$150,000 | \$153,568 |
| 77 028 06 0045 000 | 17299 GARDEN RIDGE LN | '02806 | 10/23/2020 | 03-ARM'S LENGTH | \$562,039 | \$0 | 0.00 | \$580,699 | \$131,340 | \$150,000 | \$168,612 |
| 77 028 06 0047 000 | 17275 GARDEN RIDGE LN | '02806 | 08/11/2021 | 25-PARTIAL CONSTRUCTION | \$593,188 | \$0 | 0.00 | \$583,055 | \$160,133 | \$150,000 | \$177,956 |

| | | | | | | | | | | | |
|--------------------|-----------------------|--------|------------|-------------------------|---------------------|--------------------------|-------------|---------------------|--------------------|--------------------|-----------|
| 77 028 06 0048 000 | 17221 GARDEN RIDGE LN | '02806 | 11/30/2020 | 03-ARM'S LENGTH | \$500,071 | \$0 | 0.00 | \$559,680 | \$90,391 | \$150,000 | \$150,021 |
| 77 028 06 0049 000 | 17090 Princeton LN | '02806 | 07/18/2022 | 03-ARM'S LENGTH | \$553,669 | \$89,900 | 16.24 | \$179,269 | \$524,400 | \$150,000 | \$166,101 |
| 77 028 06 0053 000 | 17138 Princeton LN | '02806 | 03/18/2022 | 25-PARTIAL CONSTRUCTION | \$602,550 | \$0 | 0.00 | \$265,054 | \$487,496 | \$150,000 | \$180,765 |
| 77 028 06 0054 000 | 17150 PRINCETON LN | '02806 | 04/23/2021 | 25-PARTIAL CONSTRUCTION | \$583,437 | \$0 | 0.00 | \$614,343 | \$119,094 | \$150,000 | \$175,031 |
| 77 028 06 0055 000 | 17162 Princeton LN | '02806 | 04/19/2022 | 25-PARTIAL CONSTRUCTION | \$633,415 | \$107,100 | 16.91 | \$212,955 | \$570,460 | \$150,000 | \$190,025 |
| 77 028 06 0056 000 | 17228 PRINCETON LN | '02806 | 04/16/2021 | 24-PARTIAL ASSESSMENT | \$591,018 | \$0 | 0.00 | \$618,230 | \$122,788 | \$150,000 | \$177,305 |
| 77 028 06 0058 000 | 17079 PRINCETON LN | '02806 | 07/26/2021 | 25-PARTIAL CONSTRUCTION | \$486,738 | \$0 | 0.00 | \$574,781 | \$61,957 | \$150,000 | \$146,021 |
| 77 028 06 0061 000 | 17115 Princeton LN | '02806 | 12/30/2021 | 25-PARTIAL CONSTRUCTION | \$512,692 | \$0 | 0.00 | \$575,789 | \$86,903 | \$150,000 | \$153,808 |
| 77 028 06 0065 000 | 17163 PRINCETON LN | '02806 | 10/20/2021 | 25-PARTIAL CONSTRUCTION | \$539,904 | \$0 | 0.00 | \$614,160 | \$75,744 | \$150,000 | \$161,971 |
| 77 028 06 0068 000 | 17199 Princeton LN | '02806 | 11/03/2021 | 25-PARTIAL CONSTRUCTION | \$662,687 | \$0 | 0.00 | \$627,524 | \$185,163 | \$150,000 | \$198,806 |
| 77 028 06 0069 000 | 17211 Princeton LN | '02806 | 04/15/2022 | 25-PARTIAL CONSTRUCTION | \$746,881 | \$120,000 | 16.07 | \$238,164 | \$658,717 | \$150,000 | \$224,064 |
| 77 028 06 0072 000 | 17170 Garden Ridge LN | '02806 | 07/28/2022 | 25-PARTIAL CONSTRUCTION | \$619,892 | \$90,500 | 14.60 | \$180,391 | \$589,501 | \$150,000 | \$185,968 |
| 77 028 06 0073 000 | 17178 Garden Ridge LN | '02806 | 08/19/2022 | 25-PARTIAL CONSTRUCTION | \$688,273 | \$90,500 | 13.15 | \$180,391 | \$657,882 | \$150,000 | \$206,482 |
| 77 028 06 0074 000 | 49553 Millstone CT | '02806 | 05/20/2022 | 25-PARTIAL CONSTRUCTION | \$688,212 | \$107,100 | 15.56 | \$212,955 | \$625,257 | \$150,000 | \$206,464 |
| 77 028 06 0085 000 | 49542 Parkview CT | '02806 | 06/23/2022 | 24-PARTIAL ASSESSMENT | \$571,114 | \$89,900 | 15.74 | \$179,269 | \$541,845 | \$150,000 | \$171,334 |
| 77 028 06 0090 000 | 49470 Parkview CT | '02806 | 06/13/2022 | 25-PARTIAL CONSTRUCTION | \$713,255 | \$89,900 | 12.60 | \$179,269 | \$683,986 | \$150,000 | \$213,977 |
| Totals: | | | | | \$15,772,268 | \$1,054,200 | | \$11,850,781 | \$7,821,487 | \$3,900,000 | |
| | | | | | \$606,626 | Sale. Ratio => | 6.68 | | | | |
| | | | | | \$181,988 | Std. Dev. => | 9.35 | Site Value | | \$181,988 | |

02502 MONTCARET

Final FF Value
 2024 2200
 2023 2000

FF Analysis: \$2,286

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------|
| 77 025 02 0003 000 | 18945 Florissant DR | 09/17/2021 | 03-ARM'S LENGTH | \$300,000 | \$141,500 | 47.17 | \$260,260 | \$300,000 | \$260,260 | 118.3 | 156.2 | \$2,536 |
| 77 025 02 0005 000 | 18977 Florissant DR | 05/27/2021 | 03-ARM'S LENGTH | \$250,000 | \$127,800 | 51.12 | \$234,980 | \$250,000 | \$234,980 | 117.5 | 224.1 | \$2,128 |
| 77 025 02 0009 000 | 19041 Florissant DR | 05/12/2021 | 03-ARM'S LENGTH | \$250,000 | \$126,700 | 50.68 | \$233,020 | \$250,000 | \$233,020 | 116.5 | 226.7 | \$2,146 |
| 77 025 02 0021 000 | 18956 Chaumont WAY | 06/21/2021 | 03-ARM'S LENGTH | \$250,000 | \$120,300 | 48.12 | \$221,227 | \$250,000 | \$221,227 | 110.6 | 189.4 | \$2,260 |
| 77 025 02 0036 000 | 18989 CHAUMONT WAY | 07/28/2021 | 03-ARM'S LENGTH | \$1,663,400 | \$705,300 | 42.40 | \$1,555,873 | \$339,427 | \$231,900 | 116.0 | 200.0 | \$2,927 |
| 77 025 03 0063 000 | 18280 SHAGBARK DR | 12/16/2022 | 03-ARM'S LENGTH | \$1,200,000 | \$572,300 | 47.69 | \$1,228,978 | \$231,022 | \$260,000 | 130.0 | 150.0 | \$1,777 |
| Totals: | | | | \$3,913,400 | \$1,793,900 | | \$3,734,338 | \$1,620,449 | \$1,441,387 | 708.9 | | |
| | | | | | | Sale. Ratio => | 45.84 | | | Average | | |
| | | | | | | Std. Dev. => | 3.13 | | | per FF=> | \$2,286 | |

01304 NORTH BEACON WOODS SUB

Final FF Value
 2024 1885
 2023 1060

FF Analysis: \$1,885

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------|
| 77 013 04 0019 000 | 20145 WOODBEND DR | 04/16/2021 | 03-ARM'S LENGTH | \$525,000 | \$216,700 | 41.28 | \$487,168 | \$137,218 | \$99,386 | 93.8 | 125.5 | \$1,464 |
| 77 013 04 0044 000 | 20649 WOODBEND DR | 09/23/2021 | 03-ARM'S LENGTH | \$525,000 | \$227,400 | 43.31 | \$508,939 | \$150,253 | \$134,192 | 126.6 | 166.8 | \$1,187 |
| 77 013 04 0054 000 | 47039 WOODBEND CT | 12/17/2021 | 03-ARM'S LENGTH | \$655,000 | \$242,800 | 37.07 | \$546,516 | \$222,932 | \$114,448 | 108.0 | 160.5 | \$2,065 |
| 77 013 04 0067 000 | 46784 NORTHVALLEY DR | 07/27/2022 | 03-ARM'S LENGTH | \$607,000 | \$240,000 | 39.54 | \$539,000 | \$175,018 | \$107,018 | 101.0 | 139.6 | \$1,734 |
| 77 013 04 0093 000 | 46023 NORTHVALLEY DR | 06/01/2022 | 03-ARM'S LENGTH | \$650,000 | \$221,200 | 34.03 | \$496,404 | \$259,596 | \$106,000 | 100.0 | 145.0 | \$2,596 |
| 77 013 04 0105 000 | 46517 NORTHVALLEY DR | 09/02/2022 | 03-ARM'S LENGTH | \$525,000 | \$223,300 | 42.53 | \$502,205 | \$145,663 | \$122,868 | 115.9 | 180.3 | \$1,257 |
| 77 013 04 0117 000 | 46637 GREENRIDGE DR | 03/17/2023 | 03-ARM'S LENGTH | \$640,000 | \$224,200 | 35.03 | \$503,683 | \$242,317 | \$106,000 | 100.0 | 130.0 | \$2,423 |
| 77 013 04 0124 000 | 46875 GREENRIDGE DR | 10/26/2022 | 03-ARM'S LENGTH | \$660,000 | \$234,200 | 35.48 | \$526,347 | \$246,299 | \$112,646 | 106.3 | 140.1 | \$2,318 |
| 77 013 04 0131 000 | 20414 WOODBEND DR | 09/30/2022 | 03-ARM'S LENGTH | \$620,000 | \$230,500 | 37.18 | \$517,869 | \$209,986 | \$107,855 | 101.8 | 130.0 | \$2,064 |
| 77 013 04 0159 000 | 46066 GREENRIDGE DR | 06/17/2021 | 03-ARM'S LENGTH | \$605,000 | \$228,500 | 37.77 | \$515,194 | \$195,806 | \$106,000 | 100.0 | 145.0 | \$1,958 |
| Totals: | | | | \$6,012,000 | \$2,288,800 | | \$5,143,325 | \$1,985,088 | \$1,116,413 | 1,053.2 | | |
| | | | | | | Sale. Ratio => | 38.07 | | | Average | | |
| | | | | | | Std. Dev. => | 3.22 | | | per FF=> | \$1,885 | |

050 NORTHVILLE COLONY EST 1-5

2024 Final FF Value
2023 1500
1400

FF Analysis: \$1,532

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|-----------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|----------------------------|--------------------|----------------|-------|------------|
| 77 050 01 0275 000 | 16210 WHITE HAVEN DR | 10/06/2021 | 03-ARM'S LENGTH | \$348,000 | \$169,400 | 48.68 | \$377,574 | \$75,426 | \$105,000 | 75.0 | 131.5 | \$1,006 |
| 77 050 01 0280 000 | 16344 WHITE HAVEN DR | 01/26/2023 | 03-ARM'S LENGTH | \$420,000 | \$160,200 | 38.14 | \$356,025 | \$168,975 | \$105,000 | 75.0 | 131.3 | \$2,253 |
| 77 050 01 0281 000 | 16370 WHITE HAVEN DR | 05/18/2022 | 03-ARM'S LENGTH | \$438,000 | \$198,100 | 45.23 | \$441,824 | \$122,176 | \$126,000 | 90.0 | 131.3 | \$1,358 |
| 77 050 01 0282 000 | 16426 WHITE HAVEN DR | 04/12/2022 | 03-ARM'S LENGTH | \$433,000 | \$192,800 | 44.53 | \$429,907 | \$130,045 | \$126,952 | 90.7 | 137.0 | \$1,434 |
| 77 050 01 0298 000 | 16858 WHITE HAVEN DR | 10/29/2021 | 03-ARM'S LENGTH | \$437,900 | \$175,100 | 39.99 | \$421,606 | \$128,294 | \$112,000 | 80.0 | 130.4 | \$1,604 |
| 77 050 01 0301 000 | 16938 WHITE HAVEN DR | 11/29/2021 | 03-ARM'S LENGTH | \$380,000 | \$176,400 | 46.42 | \$425,028 | \$68,783 | \$113,811 | 81.3 | 131.0 | \$846 |
| 77 050 01 0344 000 | 16940 DUNSWOOD DR | 12/10/2021 | 03-ARM'S LENGTH | \$401,000 | \$163,000 | 40.65 | \$392,879 | \$113,121 | \$105,000 | 75.0 | 120.0 | \$1,508 |
| 77 050 01 0357 000 | 16831 WHITE HAVEN DR | 06/07/2021 | 03-ARM'S LENGTH | \$415,000 | \$168,400 | 40.58 | \$406,706 | \$120,294 | \$112,000 | 80.0 | 120.0 | \$1,504 |
| 77 050 01 0377 000 | 16345 WHITE HAVEN DR | 05/28/2021 | 03-ARM'S LENGTH | \$405,000 | \$177,300 | 43.78 | \$398,064 | \$124,438 | \$117,502 | 76.3 | 121.0 | \$1,631 |
| 77 050 01 0405 000 | 41221 APPLEBY CT | 12/30/2021 | 03-ARM'S LENGTH | \$380,000 | \$174,700 | 45.97 | \$424,887 | \$82,177 | \$127,064 | 90.8 | 139.5 | \$905 |
| 77 050 01 0427 000 | 16231 APPLEBY LN | 06/18/2021 | 03-ARM'S LENGTH | \$420,000 | \$171,400 | 40.81 | \$411,732 | \$113,268 | \$105,000 | 75.0 | 120.0 | \$1,510 |
| 77 050 01 0428 000 | 16207 APPLEBY LN | 10/13/2021 | 03-ARM'S LENGTH | \$450,000 | \$184,600 | 41.02 | \$442,715 | \$112,285 | \$105,000 | 75.0 | 120.0 | \$1,497 |
| 77 050 01 0447 000 | 16577 WEATHERFIELD DR | 08/28/2021 | 03-ARM'S LENGTH | \$400,000 | \$181,200 | 45.30 | \$436,174 | \$73,437 | \$109,611 | 78.3 | 120.1 | \$938 |
| 77 051 01 0490 000 | 15956 PARK LN | 03/04/2022 | 03-ARM'S LENGTH | \$405,000 | \$162,800 | 40.20 | \$399,499 | \$121,738 | \$116,237 | 83.0 | 143.3 | \$1,466 |
| 77 051 01 0503 000 | 41002 STONE HAVEN RD | 07/08/2021 | 03-ARM'S LENGTH | \$410,000 | \$181,400 | 44.24 | \$442,349 | \$111,459 | \$143,808 | 102.7 | 120.4 | \$1,085 |
| 77 051 01 0512 000 | 15979 PARK LN | 10/14/2021 | 03-ARM'S LENGTH | \$419,900 | \$178,400 | 42.49 | \$432,783 | \$121,898 | \$134,781 | 87.5 | 120.0 | \$1,393 |
| 77 051 02 0528 000 | 41086 STONE HAVEN RD | 08/27/2021 | 03-ARM'S LENGTH | \$436,000 | \$188,600 | 43.26 | \$453,302 | \$108,290 | \$125,592 | 81.6 | 120.0 | \$1,328 |
| 77 051 02 0538 000 | 41306 STONE HAVEN RD | 08/03/2021 | 03-ARM'S LENGTH | \$495,000 | \$201,700 | 40.75 | \$485,379 | \$145,468 | \$135,847 | 97.0 | 114.9 | \$1,499 |
| 77 051 02 0543 000 | 41319 STONE HAVEN RD | 05/19/2022 | 03-ARM'S LENGTH | \$439,000 | \$169,100 | 38.52 | \$403,590 | \$152,515 | \$117,105 | 83.6 | 130.4 | \$1,823 |
| 77 051 02 0558 000 | 41224 RAYBURN DR | 08/30/2021 | 03-ARM'S LENGTH | \$435,000 | \$159,100 | 36.57 | \$388,370 | \$151,630 | \$105,000 | 75.0 | 120.0 | \$2,022 |
| 77 056 02 0002 000 | 42284 SUNNYDALE LN | 08/19/2021 | 03-ARM'S LENGTH | \$320,000 | \$135,800 | 42.44 | \$333,765 | \$102,482 | \$116,247 | 83.0 | 140.3 | \$1,234 |
| 77 056 02 0028 000 | 42257 OLD BEDFORD RD | 06/23/2022 | 03-ARM'S LENGTH | \$425,000 | \$168,900 | 39.74 | \$370,660 | \$170,540 | \$116,200 | 83.0 | 120.0 | \$2,055 |
| 77 056 02 0042 000 | 42298 LADYWOOD DR | 10/06/2022 | 03-ARM'S LENGTH | \$495,000 | \$191,900 | 38.77 | \$422,615 | \$173,185 | \$100,800 | 90.0 | 130.0 | \$1,924 |
| 77 056 02 0046 000 | 42259 LUDLOW CT | 01/18/2022 | 03-ARM'S LENGTH | \$364,900 | \$140,000 | 38.37 | \$341,743 | \$134,616 | \$111,459 | 79.6 | 137.7 | \$1,691 |
| 77 056 02 0056 000 | 42273 LADYWOOD DR | 10/15/2021 | 03-ARM'S LENGTH | \$385,000 | \$156,900 | 40.75 | \$349,375 | \$144,881 | \$109,256 | 78.0 | 120.0 | \$1,856 |
| 77 056 02 0060 000 | 42247 NOTTINGWOOD CT | 05/21/2021 | 03-ARM'S LENGTH | \$422,000 | \$182,000 | 43.13 | \$408,858 | \$154,542 | \$141,400 | 101.0 | 163.8 | \$1,530 |
| 77 056 02 0093 000 | 15788 ROBINWOOD DR | 05/25/2021 | 03-ARM'S LENGTH | \$415,000 | \$186,700 | 44.99 | \$418,948 | \$136,052 | \$140,000 | 100.0 | 120.0 | \$1,361 |
| 77 056 02 0102 000 | 16122 PORTIS RD | 10/05/2022 | 03-ARM'S LENGTH | \$446,500 | \$181,600 | 40.67 | \$399,018 | \$190,049 | \$142,567 | 101.8 | 149.3 | \$1,866 |
| 77 056 03 0120 000 | 41512 SUNNYDALE LN | 08/27/2021 | 03-ARM'S LENGTH | \$500,000 | \$206,000 | 41.20 | \$467,286 | \$200,714 | \$168,000 | 120.0 | 120.0 | \$1,673 |
| 77 056 03 0157 000 | 41832 RAYBURN DR | 06/25/2021 | 03-ARM'S LENGTH | \$422,000 | \$191,900 | 45.47 | \$422,079 | \$118,921 | \$119,000 | 85.0 | 120.0 | \$1,399 |
| 77 056 03 0173 000 | 15839 WINCHESTER DR | 06/18/2021 | 03-ARM'S LENGTH | \$420,000 | \$192,300 | 45.79 | \$425,091 | \$118,996 | \$124,087 | 88.6 | 120.0 | \$1,343 |
| 77 056 03 0186 000 | 41837 RAYBURN DR | 04/26/2022 | 03-ARM'S LENGTH | \$415,000 | \$163,100 | 39.30 | \$375,700 | \$154,800 | \$115,500 | 75.0 | 120.0 | \$2,064 |
| 77 056 03 0211 000 | 41833 LADYWOOD DR | 07/14/2022 | 03-ARM'S LENGTH | \$425,000 | \$170,100 | 40.02 | \$374,256 | \$155,744 | \$105,000 | 75.0 | 120.0 | \$2,077 |
| 77 056 03 0228 000 | 15706 ROBINWOOD DR | 06/25/2021 | 03-ARM'S LENGTH | \$450,000 | \$197,200 | 43.82 | \$438,774 | \$144,702 | \$133,476 | 95.3 | 133.8 | \$1,518 |
| 77 056 03 0233 000 | 15744 ROBINWOOD DR | 10/15/2021 | 03-ARM'S LENGTH | \$457,000 | \$197,300 | 43.17 | \$435,104 | \$146,393 | \$124,497 | 88.9 | 120.0 | \$1,646 |
| Totals: | | | | \$14,730,200 | \$6,195,400 | | \$14,353,665 | \$4,592,334 | \$4,215,799 | 2,997.2 | | |
| | | | | | | Sale. Ratio => | 42.06 | | | | | |
| | | | | | | Std. Dev. => | 2.84 | Average per FF=> | | | | |
| | | | | | | | | \$1,532 | | | | |

053 NORTHVILLE COMMONS 1-5

Final FF Value
2024 **1179**
 2023 1050

FF Analysis: \$1,179

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area |
|--------------------|----------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|----------------------------|--------------------|----------------|-------|------------|----------|
| 77 053 01 0010 000 | 16966 BRADNER RD | 11/19/2021 | 03-ARM'S LENGTH | \$385,000 | \$182,400 | 47.38 | \$428,745 | \$53,174 | \$96,919 | 102.6 | 127.3 | \$518 | '05301 |
| 77 053 01 0011 000 | 16944 BRADNER RD | 02/17/2023 | 03-ARM'S LENGTH | \$405,000 | \$162,200 | 40.05 | \$365,089 | \$136,799 | \$96,888 | 102.5 | 129.8 | \$1,334 | '05301 |
| 77 053 01 0012 000 | 16922 BRADNER RD | 05/19/2021 | 03-ARM'S LENGTH | \$428,000 | \$188,900 | 44.14 | \$439,700 | \$84,715 | \$96,415 | 102.0 | 122.5 | \$830 | '05301 |
| 77 053 01 0013 000 | 16866 BRADNER RD | 06/24/2022 | 03-ARM'S LENGTH | \$460,000 | \$200,300 | 43.54 | \$452,410 | \$102,090 | \$94,500 | 100.0 | 120.0 | \$1,021 | '05301 |
| 77 053 01 0029 000 | 16473 OLD BEDFORD RD | 11/24/2021 | 03-ARM'S LENGTH | \$400,000 | \$163,000 | 40.75 | \$381,149 | \$104,916 | \$86,065 | 82.0 | 173.7 | \$1,280 | '05301 |
| 77 053 01 0032 000 | 16610 OLD BEDFORD RD | 10/01/2021 | 03-ARM'S LENGTH | \$475,000 | \$202,600 | 42.65 | \$470,246 | \$120,901 | \$116,147 | 100.6 | 120.0 | \$1,202 | '05301 |
| 77 053 01 0045 000 | 42164 BRAMPTON CT | 05/17/2021 | 03-ARM'S LENGTH | \$440,000 | \$189,700 | 43.11 | \$443,765 | \$105,960 | \$109,725 | 95.0 | 120.0 | \$1,115 | '05301 |
| 77 053 01 0048 000 | 16850 OLD BEDFORD RD | 10/13/2021 | 03-ARM'S LENGTH | \$448,900 | \$218,600 | 48.70 | \$507,605 | \$86,802 | \$145,507 | 126.0 | 125.0 | \$689 | '05301 |
| 77 053 01 0066 000 | 42185 BAINTREE CIR | 09/27/2021 | 03-ARM'S LENGTH | \$499,000 | \$198,000 | 39.68 | \$476,209 | \$178,961 | \$156,170 | 175.0 | 101.9 | \$1,023 | '05301 |
| 77 053 02 0068 000 | 42054 BAINTREE CIR | 03/24/2022 | 03-ARM'S LENGTH | \$485,000 | \$178,200 | 36.74 | \$414,236 | \$158,129 | \$87,365 | 92.5 | 140.0 | \$1,710 | '05301 |
| 77 053 02 0073 000 | 41944 BAINTREE CIR | 05/07/2021 | 03-ARM'S LENGTH | \$440,000 | \$180,100 | 40.93 | \$418,091 | \$109,274 | \$87,365 | 92.5 | 140.0 | \$1,182 | '05301 |
| 77 053 02 0075 000 | 41900 BAINTREE CIR | 01/07/2022 | 03-ARM'S LENGTH | \$388,000 | \$214,900 | 55.39 | \$424,841 | \$73,711 | \$110,552 | 117.0 | 171.7 | \$630 | '05301 |
| 77 053 02 0083 000 | 17022 WINCHESTER DR | 04/19/2021 | 03-ARM'S LENGTH | \$385,000 | \$165,400 | 42.96 | \$384,778 | \$107,322 | \$107,100 | 120.0 | 120.0 | \$894 | '05301 |
| 77 053 02 0105 000 | 42085 BANBURY RD | 05/20/2022 | 03-ARM'S LENGTH | \$545,000 | \$220,900 | 40.53 | \$497,284 | \$153,976 | \$106,260 | 92.0 | 130.0 | \$1,674 | '05301 |
| 77 053 02 0110 000 | 42026 BANBURY RD | 09/30/2021 | 03-ARM'S LENGTH | \$435,000 | \$163,900 | 37.68 | \$383,400 | \$152,757 | \$101,157 | 96.3 | 120.0 | \$1,586 | '05301 |
| 77 053 02 0119 000 | 42021 BAINTREE CIR | 12/30/2022 | 03-ARM'S LENGTH | \$567,500 | \$202,800 | 35.74 | \$456,487 | \$211,131 | \$100,118 | 95.4 | 120.0 | \$2,214 | '05301 |
| 77 053 04 0147 000 | 41828 SUTTERS LN | 10/07/2022 | 03-ARM'S LENGTH | \$575,000 | \$224,000 | 38.96 | \$504,920 | \$178,211 | \$108,131 | 93.6 | 123.9 | \$1,904 | '05301 |
| 77 053 04 0159 000 | 42154 SUTTERS LN | 09/17/2021 | 03-ARM'S LENGTH | \$414,115 | \$206,300 | 49.82 | \$479,587 | \$57,782 | \$123,254 | 106.7 | 119.0 | \$541 | '05301 |
| 77 053 04 0186 002 | 42336 CHATTERTON CT | 09/01/2021 | 03-ARM'S LENGTH | \$400,000 | \$184,000 | 46.00 | \$433,400 | \$63,834 | \$97,234 | 102.9 | 193.0 | \$620 | '05301 |
| 77 053 04 0197 000 | 42250 WESTMEATH RD | 06/16/2022 | 03-ARM'S LENGTH | \$556,000 | \$191,600 | 34.46 | \$430,901 | \$230,624 | \$105,525 | 100.5 | 132.3 | \$2,295 | '05301 |
| 77 053 04 0220 000 | 42145 SUTTERS LN | 02/03/2023 | 03-ARM'S LENGTH | \$420,000 | \$175,400 | 41.76 | \$394,613 | \$126,502 | \$101,115 | 96.3 | 144.0 | \$1,314 | '05301 |
| 77 053 05 0255 000 | 16404 WINCHESTER DR | 07/16/2021 | 03-ARM'S LENGTH | \$415,000 | \$198,100 | 47.73 | \$460,871 | \$74,620 | \$120,491 | 114.8 | 131.6 | \$650 | '05301 |
| 77 053 05 0291 000 | 16736 DUNDALK LN | 08/20/2021 | 03-ARM'S LENGTH | \$519,900 | \$209,200 | 40.24 | \$486,945 | \$150,065 | \$117,110 | 111.5 | 174.1 | \$1,346 | '05301 |
| 77 053 05 0293 000 | 16760 DUNDALK CT | 07/21/2022 | 03-ARM'S LENGTH | \$449,500 | \$183,500 | 40.82 | \$413,382 | \$132,907 | \$96,789 | 92.2 | 137.2 | \$1,442 | '05301 |
| 77 053 05 0294 000 | 16772 DUNDALK CT | 07/25/2022 | 03-ARM'S LENGTH | \$518,000 | \$206,800 | 39.92 | \$466,492 | \$151,097 | \$99,589 | 94.8 | 139.0 | \$1,593 | '05301 |
| 77 053 05 0305 000 | 16922 DUNDALK LN | 05/06/2021 | 03-ARM'S LENGTH | \$475,000 | \$213,600 | 44.97 | \$497,608 | \$89,217 | \$111,825 | 106.5 | 122.5 | \$838 | '05301 |
| Totals: | | | | \$11,928,915 | \$5,024,400 | | \$11,512,754 | \$3,195,477 | \$2,779,316 | 2,711.0 | | | |
| | | | | | | Sale. Ratio => | 42.12 | | | | | | |
| | | | | | | Std. Dev. => | 4.69 | Average per FF=> | | \$1,179 | | | |

05203 Northville Glades Condos - New Construction

New Development

Final Site Value
2024 151000
 2023 94500

Site Analysis: \$151,682

| Parcel Number | Street Address | Sale Date | Terms of Sale | Ale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV 30% |
|--------------------|-------------------|------------|-------------------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|------------------|
| 77 052 03 0007 000 | 39981 PREMIER DR. | 01/20/2023 | 25-PARTIAL CONSTRUCTION | \$499,999 | \$12,300 | 2.46 | \$564,928 | \$29,571 | \$94,500 | \$150,000 |
| 77 052 03 0008 000 | 39985 PREMIER DR. | 04/20/2023 | 25-PARTIAL CONSTRUCTION | \$497,490 | \$269,400 | 54.15 | \$561,734 | \$30,256 | \$94,500 | \$149,247 |
| 77 052 03 0009 000 | 39989 PREMIER DR. | 05/26/2023 | 25-PARTIAL CONSTRUCTION | \$529,990 | \$270,900 | 51.11 | \$564,928 | \$59,562 | \$94,500 | \$158,997 |
| 77 052 03 0010 000 | 39993 PREMIER DR. | 11/28/2022 | 25-PARTIAL CONSTRUCTION | \$547,140 | \$12,300 | 2.25 | \$556,692 | \$84,948 | \$94,500 | \$164,142 |
| 77 052 03 0011 000 | 39997 PREMIER DR. | 02/27/2023 | 25-PARTIAL CONSTRUCTION | \$469,990 | \$12,300 | 2.62 | \$550,525 | \$13,965 | \$94,500 | \$140,997 |
| 77 052 03 0012 000 | 40001 PREMIER DR. | 11/23/2022 | 25-PARTIAL CONSTRUCTION | \$551,040 | \$12,300 | 2.23 | \$564,928 | \$80,612 | \$94,500 | \$165,312 |
| 77 052 03 0019 000 | 40103 PREMIER DR. | 05/26/2023 | 25-PARTIAL CONSTRUCTION | \$514,990 | \$153,700 | 29.85 | \$303,131 | \$306,359 | \$94,500 | \$154,497 |
| 77 052 03 0020 000 | 40107 PREMIER DR. | 05/19/2023 | 25-PARTIAL CONSTRUCTION | \$482,000 | \$153,700 | 31.89 | \$303,131 | \$273,369 | \$94,500 | \$144,600 |
| 77 052 03 0023 000 | 40119 PREMIER DR. | 04/14/2023 | 25-PARTIAL CONSTRUCTION | \$519,990 | \$153,700 | 29.56 | \$303,131 | \$311,359 | \$94,500 | \$155,997 |
| 77 052 03 0024 000 | 40123 PREMIER DR. | 04/06/2023 | 25-PARTIAL CONSTRUCTION | \$547,050 | \$153,700 | 28.10 | \$303,131 | \$338,419 | \$94,500 | \$164,115 |
| 77 052 03 0037 000 | 39996 PREMIER DR. | 02/27/2023 | 25-PARTIAL CONSTRUCTION | \$482,715 | \$12,300 | 2.55 | \$239,021 | \$338,194 | \$94,500 | \$144,815 |
| 77 052 03 0038 000 | 39992 PREMIER DR. | 02/24/2023 | 25-PARTIAL CONSTRUCTION | \$511,775 | \$12,300 | 2.40 | \$239,021 | \$367,254 | \$94,500 | \$153,533 |
| 77 052 03 0041 000 | 39980 PREMIER DR. | 06/08/2023 | 25-PARTIAL CONSTRUCTION | \$469,990 | \$121,000 | 25.75 | \$239,021 | \$325,469 | \$94,500 | \$140,997 |
| 77 052 03 0042 000 | 39978 PREMIER DR. | 04/25/2023 | 24-PARTIAL ASSESSMENT | \$472,990 | \$121,000 | 25.58 | \$239,021 | \$328,469 | \$94,500 | \$141,897 |
| 77 052 03 0043 000 | 39970 PREMIER DR. | 12/27/2022 | 25-PARTIAL CONSTRUCTION | \$529,990 | \$12,300 | 2.32 | \$557,732 | \$66,758 | \$94,500 | \$158,997 |
| 77 052 03 0045 000 | 39962 PREMIER DR. | 02/21/2023 | 25-PARTIAL CONSTRUCTION | \$493,810 | \$12,300 | 2.49 | \$557,732 | \$30,578 | \$94,500 | \$148,143 |
| 77 052 03 0046 000 | 39958 PREMIER DR. | 04/13/2023 | 03-ARM'S LENGTH | \$499,990 | \$267,500 | 53.50 | \$557,732 | \$36,758 | \$94,500 | \$149,997 |
| 77 052 03 0047 000 | 39954 PREMIER DR. | 04/24/2023 | 25-PARTIAL CONSTRUCTION | \$479,990 | \$268,300 | 55.90 | \$543,328 | \$31,162 | \$94,500 | \$143,997 |
| Totals: | | | | \$9,100,929 | \$2,031,300 | | \$7,748,867 | \$3,053,062 | \$1,701,000 | |
| | | | | | Sale. Ratio => | 22.32 | | | | |
| | | | | \$505,607 | Std. Dev. => | 20.82 | | | Site Value | \$151,682 |

059 NORTHVILLE HILLS ON GC

Final FF Value
 2024 \$2,200
 2023 1800

FF Analysis: \$2,208

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|-----------------------|------------|-----------------|---------------------|--------------------------|---------------|---------------------|--------------------|--------------------|----------------|-------|------------|
| 77 059 01 0005 000 | 45471 TOURNAMENT DR | 05/06/2021 | 03-ARM'S LENGTH | \$875,000 | \$380,500 | 43.49 | \$885,603 | \$199,565 | \$210,168 | 116.8 | 148.5 | \$1,709 |
| 77 059 01 0021 000 | 45695 TOURNAMENT DR | 05/17/2021 | 03-ARM'S LENGTH | \$810,000 | \$380,500 | 46.98 | \$889,793 | \$127,207 | \$207,000 | 115.0 | 145.1 | \$1,106 |
| 77 059 01 0025 000 | 45751 TOURNAMENT DR | 12/16/2022 | 03-ARM'S LENGTH | \$915,000 | \$387,700 | 42.37 | \$867,500 | \$264,244 | \$216,744 | 120.4 | 145.0 | \$2,195 |
| 77 059 01 0034 000 | 15460 BAY HILL DR | 08/23/2021 | 03-ARM'S LENGTH | \$790,000 | \$310,500 | 39.30 | \$700,729 | \$244,299 | \$155,028 | 86.1 | 147.0 | \$2,837 |
| 77 059 01 0035 000 | 15444 BAY HILL DR | 12/09/2022 | 03-ARM'S LENGTH | \$850,000 | \$312,400 | 36.75 | \$688,023 | \$317,269 | \$155,292 | 86.3 | 147.1 | \$3,678 |
| 77 059 01 0043 000 | 15316 BAY HILL DR | 04/16/2021 | 03-ARM'S LENGTH | \$679,000 | \$287,500 | 42.34 | \$648,385 | \$183,639 | \$153,024 | 85.0 | 145.2 | \$2,160 |
| 77 061 01 0093 000 | 45822 TOURNAMENT DR | 05/14/2021 | 03-ARM'S LENGTH | \$870,000 | \$376,200 | 43.24 | \$875,174 | \$207,994 | \$213,168 | 118.4 | 147.0 | \$1,756 |
| 77 061 01 0104 000 | 45976 TOURNAMENT DR | 09/09/2021 | 03-ARM'S LENGTH | \$939,900 | \$395,600 | 42.09 | \$961,229 | \$191,839 | \$213,168 | 118.4 | 147.0 | \$1,620 |
| 77 061 01 0116 000 | 45933 TOURNAMENT DR | 11/14/2022 | 03-ARM'S LENGTH | \$1,010,000 | \$390,800 | 38.69 | \$912,856 | \$338,488 | \$241,344 | 134.1 | 148.3 | \$2,525 |
| 77 061 01 0124 000 | 45835 TOURNAMENT DR | 10/22/2021 | 03-ARM'S LENGTH | \$1,010,000 | \$405,900 | 40.19 | \$946,288 | \$272,392 | \$208,680 | 115.9 | 147.0 | \$2,350 |
| 77 061 01 0126 000 | 16100 MERION CT | 10/25/2022 | 03-ARM'S LENGTH | \$920,000 | \$329,300 | 35.79 | \$891,799 | \$233,713 | \$205,512 | 114.2 | 167.4 | \$2,047 |
| 77 061 01 0204 000 | 47178 MERION CIR | 07/26/2022 | 03-ARM'S LENGTH | \$1,000,000 | \$380,300 | 38.03 | \$849,990 | \$379,822 | \$229,812 | 116.1 | 145.0 | \$3,273 |
| 77 061 02 0268 000 | 16069 CRYSTAL DOWNS E | 08/13/2021 | 03-ARM'S LENGTH | \$820,000 | \$329,400 | 40.17 | \$789,068 | \$209,936 | \$179,004 | 99.4 | 150.4 | \$2,111 |
| 77 061 02 0356 000 | 46331 PINEHURST DR | 02/28/2023 | 03-ARM'S LENGTH | \$702,200 | \$285,800 | 40.70 | \$629,189 | \$226,011 | \$153,000 | 85.0 | 145.0 | \$2,659 |
| 77 061 02 0365 000 | 46352 PINEHURST DR | 02/10/2023 | 03-ARM'S LENGTH | \$800,000 | \$318,000 | 39.75 | \$699,968 | \$253,032 | \$153,000 | 85.0 | 145.0 | \$2,977 |
| 77 061 02 0366 000 | 46340 PINEHURST DR | 05/10/2021 | 03-ARM'S LENGTH | \$640,000 | \$287,600 | 44.94 | \$648,292 | \$144,708 | \$153,000 | 85.0 | 145.0 | \$1,702 |
| 77 062 03 0396 000 | 46567 PINEHURST CIR | 07/14/2021 | 03-ARM'S LENGTH | \$740,000 | \$329,000 | 44.46 | \$742,061 | \$182,187 | \$184,248 | 102.4 | 173.1 | \$1,780 |
| 77 062 03 0398 000 | 46591 PINEHURST CIR | 02/28/2022 | 03-ARM'S LENGTH | \$885,000 | \$354,300 | 40.03 | \$825,761 | \$247,387 | \$188,148 | 104.5 | 169.2 | \$2,367 |
| 77 062 03 0406 000 | 46655 PINEHURST CIR | 11/05/2021 | 03-ARM'S LENGTH | \$845,000 | \$367,200 | 43.46 | \$856,039 | \$183,361 | \$194,400 | 108.0 | 147.0 | \$1,698 |
| Totals: | | | | \$16,101,100 | \$6,608,500 | | \$15,307,747 | \$4,407,093 | \$3,613,740 | 1,996.0 | | |
| | | | | | Sale. Ratio => | 41.04 | | | Average | | | |
| | | | | | Std. Dev. => | 2.89 | | | per FF=> | \$2,208 | | |

0599 NORTHVILLE HILLS GC OFF GOLF COURSE

Final FF Value
2024 **2250**
 2023 1800

FF Analysis: \$2,251

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|-----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------|
| 77 059 01 0067 000 | 45612 TOURNAMENT DR | 03/31/2023 | 03-ARM'S LENGTH | \$995,000 | \$397,100 | 39.91 | \$912,274 | \$289,726 | \$207,000 | 115.0 | 145.0 | \$2,519 |
| 77 061 01 0127 000 | 15944 MERION CT | 06/18/2021 | 03-ARM'S LENGTH | \$875,000 | \$332,700 | 38.02 | \$795,672 | \$285,802 | \$206,474 | 104.3 | 157.0 | \$2,741 |
| 77 061 01 0134 000 | 15260 MERION CT | 05/06/2022 | 03-ARM'S LENGTH | \$950,000 | \$368,200 | 38.76 | \$845,513 | \$292,693 | \$188,206 | 95.1 | 153.8 | \$3,079 |
| 77 061 01 0143 000 | 15639 MERION CT | 05/20/2021 | 03-ARM'S LENGTH | \$752,500 | \$344,200 | 45.74 | \$783,044 | \$154,599 | \$185,143 | 93.5 | 153.2 | \$1,653 |
| 77 061 01 0179 000 | 47051 MERION CIR | 07/22/2022 | 03-ARM'S LENGTH | \$830,000 | \$316,000 | 38.07 | \$726,038 | \$276,762 | \$172,800 | 96.0 | 157.0 | \$2,883 |
| 77 061 01 0180 000 | 47033 MERION CIR | 11/10/2021 | 03-ARM'S LENGTH | \$782,000 | \$331,900 | 42.44 | \$773,816 | \$180,996 | \$172,812 | 96.0 | 157.6 | \$1,885 |
| 77 061 01 0207 000 | 47232 MERION CIR | 12/15/2022 | 03-ARM'S LENGTH | \$845,000 | \$367,800 | 43.53 | \$847,132 | \$233,409 | \$235,541 | 119.0 | 145.0 | \$1,962 |
| 77 061 02 0224 000 | 15780 CRYSTAL DOWNS E | 12/02/2021 | 03-ARM'S LENGTH | \$931,000 | \$355,600 | 38.20 | \$852,098 | \$275,030 | \$196,128 | 109.0 | 160.6 | \$2,524 |
| 77 061 02 0242 000 | 16068 CRYSTAL DOWNS E | 09/01/2021 | 03-ARM'S LENGTH | \$787,000 | \$320,500 | 40.72 | \$770,043 | \$182,432 | \$165,475 | 108.2 | 164.9 | \$1,687 |
| 77 061 02 0310 000 | 45906 RIVIERA DR | 08/04/2021 | 03-ARM'S LENGTH | \$817,000 | \$358,900 | 43.93 | \$838,330 | \$151,470 | \$172,800 | 96.0 | 170.3 | \$1,578 |
| Totals: | | | | \$8,564,500 | \$3,492,900 | | \$8,143,960 | \$2,322,919 | \$1,902,379 | 1,031.9 | | |
| | | | | | | Sale. Ratio => | 40.78 | | | Average | | |
| | | | | | | Std. Dev. => | 2.81 | | | per FF=> | \$2,251 | |

06001 NORTHVILLE HOLLOW

Final Site Value
2024 **196000**
 2023 213000

Site Analysis: \$196,233

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|------------------------|------------|-----------------|------------------|------------------|--------------------------|------------------|------------------|------------------|
| 77 060 01 0016 000 | 15810 WINDING CREEK CT | 05/27/2021 | 03-ARM'S LENGTH | \$775,000 | \$317,800 | 41.01 | \$813,067 | \$196,233 | \$234,300 |
| Totals: | | | | \$775,000 | \$317,800 | | \$813,067 | \$196,233 | \$234,300 |
| | | | | | | Sale. Ratio => | 41.01 | | |
| | | | | | | Std. Dev. => | 0.00 | | |

00804 NORTHRIDGE FARM-EST-MANOR

Final Site Value
2024 47000
 2023 42800

Site Analysis: \$47,081

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | ECF Area |
|--------------------|----------------------|------------|-----------------|--------------------|-------------------------|---------------|--------------------|--------------------|--------------------|----------|
| 77 008 04 0003 000 | 19193 Surrey Lane | 09/01/2021 | 03-ARM'S LENGTH | \$150,000 | \$62,400 | 41.60 | \$167,622 | \$25,178 | \$42,800 | '00804 |
| 77 008 04 0006 000 | 19199 Surrey Lane | 09/07/2021 | 03-ARM'S LENGTH | \$150,000 | \$64,400 | 42.93 | \$173,174 | \$19,626 | \$42,800 | '00804 |
| 77 008 04 0009 000 | 19143 Surrey LN | 03/08/2022 | 03-ARM'S LENGTH | \$172,000 | \$64,000 | 37.21 | \$171,877 | \$42,923 | \$42,800 | '00804 |
| 77 008 04 0013 000 | 19145 Surrey Lane | 08/19/2022 | 03-ARM'S LENGTH | \$170,000 | \$72,500 | 42.65 | \$173,174 | \$39,626 | \$42,800 | '00804 |
| 77 008 04 0020 000 | 19105 Surrey Lane | 02/18/2022 | 03-ARM'S LENGTH | \$173,000 | \$64,000 | 36.99 | \$171,877 | \$43,923 | \$42,800 | '00804 |
| 77 008 04 0029 000 | 19167 SURREY LN | 09/03/2021 | 03-ARM'S LENGTH | \$165,000 | \$64,400 | 39.03 | \$173,174 | \$34,626 | \$42,800 | '00804 |
| 77 008 04 0033 000 | 19225 Surrey Lane | 01/13/2022 | 03-ARM'S LENGTH | \$163,000 | \$64,000 | 39.26 | \$171,877 | \$33,923 | \$42,800 | '00804 |
| 77 008 04 0039 000 | 19229 Surrey LN | 03/25/2022 | 03-ARM'S LENGTH | \$185,000 | \$64,400 | 34.81 | \$173,025 | \$54,775 | \$42,800 | '00804 |
| 77 008 04 0050 000 | 19313 Surrey Lane | 01/06/2023 | 03-ARM'S LENGTH | \$168,000 | \$71,900 | 42.80 | \$171,877 | \$38,923 | \$42,800 | '00804 |
| 77 008 04 0056 000 | 19325 Surrey Ln | 12/08/2021 | 03-ARM'S LENGTH | \$157,000 | \$64,400 | 41.02 | \$173,174 | \$26,626 | \$42,800 | '00804 |
| 77 008 04 0063 000 | 19349 Surrey Lane | 08/16/2022 | 03-ARM'S LENGTH | \$180,000 | \$72,500 | 40.28 | \$173,174 | \$49,626 | \$42,800 | '00804 |
| 77 008 04 0072 000 | 19295 Surrey Lane | 02/10/2022 | 03-ARM'S LENGTH | \$165,000 | \$64,400 | 39.03 | \$173,174 | \$34,626 | \$42,800 | '00804 |
| 77 008 06 0002 000 | 19514 Northridge DR | 08/12/2021 | 03-ARM'S LENGTH | \$170,000 | \$67,200 | 39.53 | \$160,070 | \$52,730 | \$42,800 | '00806 |
| 77 008 06 0006 000 | 19516 Northridge DR | 07/28/2022 | 03-ARM'S LENGTH | \$206,000 | \$74,200 | 36.02 | \$167,549 | \$81,251 | \$42,800 | '00806 |
| 77 008 06 0007 000 | 19506 Northridge Dr | 10/28/2022 | 03-ARM'S LENGTH | \$162,000 | \$74,200 | 45.80 | \$167,549 | \$37,251 | \$42,800 | '00806 |
| 77 008 06 0009 000 | 19524 Northridge DR | 09/12/2022 | 03-ARM'S LENGTH | \$159,000 | \$70,800 | 44.53 | \$160,070 | \$41,730 | \$42,800 | '00806 |
| 77 008 06 0023 000 | 19546 Northridge DR | 02/27/2023 | 03-ARM'S LENGTH | \$204,900 | \$73,100 | 35.68 | \$165,145 | \$82,555 | \$42,800 | '00806 |
| 77 008 06 0025 000 | 19533 Northridge DR | 04/22/2021 | 03-ARM'S LENGTH | \$160,000 | \$67,200 | 42.00 | \$160,070 | \$42,730 | \$42,800 | '00806 |
| 77 008 06 0026 000 | 19535 Northridge DR | 06/02/2021 | 03-ARM'S LENGTH | \$160,000 | \$67,200 | 42.00 | \$160,070 | \$42,730 | \$42,800 | '00806 |
| 77 008 06 0038 000 | 19577 Northridge DR | 04/08/2022 | 03-ARM'S LENGTH | \$180,000 | \$74,200 | 41.22 | \$167,549 | \$55,251 | \$42,800 | '00806 |
| 77 008 06 0041 000 | 19572 NORTHRIDGE DR | 05/09/2022 | 03-ARM'S LENGTH | \$206,000 | \$70,800 | 34.37 | \$160,070 | \$88,730 | \$42,800 | '00806 |
| 77 008 06 0050 000 | 19615 NORTHRIDGE DR | 12/15/2021 | 03-ARM'S LENGTH | \$160,000 | \$67,200 | 42.00 | \$160,070 | \$42,730 | \$42,800 | '00806 |
| 77 008 06 0053 000 | 19607 Northridge Dr | 08/27/2021 | 03-ARM'S LENGTH | \$160,000 | \$70,400 | 44.00 | \$167,549 | \$35,251 | \$42,800 | '00806 |
| 77 008 06 0060 000 | 19623 NORTHRIDGE DR | 08/05/2022 | 03-ARM'S LENGTH | \$168,000 | \$70,800 | 42.14 | \$160,070 | \$50,730 | \$42,800 | '00806 |
| 77 008 06 0065 000 | 19585 Northridge DR | 04/30/2021 | 03-ARM'S LENGTH | \$150,423 | \$68,800 | 45.74 | \$163,839 | \$29,384 | \$42,800 | '00806 |
| 77 008 06 0066 000 | 19595 NORTHRIDGE DR | 02/28/2022 | 03-ARM'S LENGTH | \$161,100 | \$68,100 | 42.27 | \$162,087 | \$41,813 | \$42,800 | '00806 |
| 77 008 06 0068 000 | 19583 NORTHRIDGE DR | 08/03/2021 | 03-ARM'S LENGTH | \$175,000 | \$67,200 | 38.40 | \$160,070 | \$57,730 | \$42,800 | '00806 |
| 77 008 06 0080 000 | 19641 Northridge Dr. | 05/05/2021 | 03-ARM'S LENGTH | \$153,000 | \$71,300 | 46.60 | \$169,567 | \$26,233 | \$42,800 | '00806 |
| 77 008 06 0081 000 | 19665 Northridge Dr. | 07/27/2021 | 03-ARM'S LENGTH | \$176,000 | \$67,200 | 38.18 | \$160,070 | \$58,730 | \$42,800 | '00806 |
| 77 008 06 0088 000 | 19661 Northridge Dr. | 12/23/2021 | 03-ARM'S LENGTH | \$183,000 | \$69,400 | 37.92 | \$165,145 | \$60,655 | \$42,800 | '00806 |
| 77 008 06 0090 000 | 19695 Northridge Dr. | 01/31/2022 | 03-ARM'S LENGTH | \$159,900 | \$67,200 | 42.03 | \$160,070 | \$42,630 | \$42,800 | '00806 |
| 77 008 06 0096 000 | 19681 Northridge Dr. | 08/27/2021 | 03-ARM'S LENGTH | \$154,500 | \$69,400 | 44.92 | \$165,145 | \$32,155 | \$42,800 | '00806 |
| 77 008 06 0099 000 | 19584 NORTHRIDGE DR | 05/23/2022 | 03-ARM'S LENGTH | \$150,000 | \$69,900 | 46.60 | \$158,052 | \$34,748 | \$42,800 | '00806 |
| 77 008 06 0102 000 | 19596 Northridge Dr. | 03/07/2022 | 03-ARM'S LENGTH | \$177,000 | \$70,400 | 39.77 | \$167,549 | \$52,251 | \$42,800 | '00806 |
| 77 008 08 0001 000 | 19100 Northridge Dr. | 02/10/2023 | 03-ARM'S LENGTH | \$145,000 | \$52,300 | 36.07 | \$133,278 | \$54,522 | \$42,800 | '00811 |
| 77 008 08 0013 000 | 19122 NORTHRIDGE DR | 01/03/2022 | 03-ARM'S LENGTH | \$138,000 | \$51,600 | 37.39 | \$133,136 | \$47,664 | \$42,800 | '00811 |
| 77 008 08 0018 000 | 19142 NORTHRIDGE DR | 03/11/2022 | 03-ARM'S LENGTH | \$125,000 | \$57,000 | 45.60 | \$146,962 | \$20,838 | \$42,800 | '00811 |
| 77 008 08 0019 000 | 19144 NORTHRIDGE DR | 08/25/2022 | 03-ARM'S LENGTH | \$143,000 | \$57,500 | 40.21 | \$146,962 | \$38,838 | \$42,800 | '00811 |
| 77 008 08 0024 000 | 19154 NORTHRIDGE DR | 07/28/2021 | 03-ARM'S LENGTH | \$165,000 | \$61,500 | 37.27 | \$145,219 | \$62,581 | \$42,800 | '00808 |
| 77 008 08 0024 000 | 19154 NORTHRIDGE DR | 01/06/2023 | 03-ARM'S LENGTH | \$191,500 | \$63,500 | 33.16 | \$145,219 | \$89,081 | \$42,800 | '00808 |
| 77 008 08 0027 000 | 19168 NORTHRIDGE DR | 08/11/2021 | 03-ARM'S LENGTH | \$160,000 | \$70,500 | 44.06 | \$165,723 | \$37,077 | \$42,800 | '00808 |
| 77 008 08 0030 000 | 19162 Northridge DR | 06/06/2022 | 03-ARM'S LENGTH | \$145,000 | \$57,500 | 39.66 | \$146,962 | \$40,838 | \$42,800 | '00811 |
| 77 008 08 0032 000 | 19158 Northridge Dr. | 06/24/2021 | 03-ARM'S LENGTH | \$138,000 | \$51,600 | 37.39 | \$133,136 | \$47,664 | \$42,800 | '00811 |
| 77 008 08 0040 000 | 19194 Northridge Dr | 09/13/2021 | 03-ARM'S LENGTH | \$132,000 | \$63,600 | 48.18 | \$150,046 | \$24,754 | \$42,800 | '00808 |
| 77 008 08 0053 000 | 19228 NORTHRIDGE DR | 10/28/2021 | 03-ARM'S LENGTH | \$155,000 | \$63,600 | 41.03 | \$150,046 | \$47,754 | \$42,800 | '00808 |
| 77 008 08 0056 000 | 19234 NORTHRIDGE DR | 05/03/2022 | 03-ARM'S LENGTH | \$158,000 | \$65,600 | 41.52 | \$150,046 | \$50,754 | \$42,800 | '00808 |
| 77 008 08 0056 000 | 19234 NORTHRIDGE DR | 08/22/2022 | 03-ARM'S LENGTH | \$179,900 | \$65,600 | 36.46 | \$150,046 | \$72,654 | \$42,800 | '00808 |
| 77 008 08 0059 000 | 19246 NORTHRIDGE DR | 12/13/2022 | 03-ARM'S LENGTH | \$205,700 | \$72,600 | 35.29 | \$165,723 | \$82,777 | \$42,800 | '00808 |
| 77 008 08 0076 000 | 19284 NORTHRIDGE DR | 09/17/2021 | 03-ARM'S LENGTH | \$162,000 | \$63,600 | 39.26 | \$150,046 | \$54,754 | \$42,800 | '00808 |
| Totals: | | | | \$8,076,923 | \$3,247,100 | | \$7,867,174 | \$2,306,949 | \$2,097,200 | |
| | | | | \$164,835 | Std. Ratio => | 40.20 | | | | |
| | | | | | Std. Dev. => | 3.59 | Site Value | \$47,081 | | |

00601 NORTHVILLE SHORES CONDOS
(6 Units Total)

| | Final Site Value |
|------|-------------------------|
| 2024 | 272000 |
| 2023 | 225000 |

Site Analysis: \$366,013

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV 30% |
|----------------------|-----------------------|------------------|----------------------|-------------------|-----------------------|--------------------------|-----------------------|----------------------|------------------------|------------------|
| 77 006 01 0002 000 | 710 LAKE SHORE LN | 09/14/2021 | 03-ARM'S LENGTH | \$908,000 | \$334,000 | 36.78 | \$766,987 | \$366,013 | \$225,000 | \$272,400 |
| Totals: | | | | \$908,000 | \$334,000 | | \$766,987 | \$366,013 | \$225,000 | |
| | | | | | | Sale. Ratio => | 36.78 | | | |
| | | | | | | Std. Dev. => | 0.00 | \$366,013 | | |

047 NORTHVILLE TRAILS - PARKSTONE

Final FF Value
 2024 1272
 2023 1050

FF Analysis: \$1,272

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area |
|--------------------|------------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|--------------------|----------------|------------|----------|
| 77 047 03 0002 000 | 18060 W NORTHVILLE TRL | 10/22/2021 | 03-ARM'S LENGTH | \$490,000 | \$215,700 | 44.02 | \$491,890 | \$93,849 | \$95,739 | 91.2 | 134.0 | \$1,029 | '04703 |
| 77 047 03 0021 000 | 17680 E NORTHVILLE TRL | 09/16/2021 | 03-ARM'S LENGTH | \$573,000 | \$246,800 | 43.07 | \$591,086 | \$114,512 | \$132,598 | 126.3 | 176.2 | \$907 | '04703 |
| 77 047 03 0073 000 | 40541 N NORTHVILLE TRL | 04/22/2021 | 03-ARM'S LENGTH | \$513,000 | \$231,600 | 45.15 | \$537,158 | \$60,576 | \$84,734 | 80.7 | 134.0 | \$751 | '04703 |
| 77 047 04 0007 000 | 40862 COACHWOOD CIR | 11/07/2022 | 03-ARM'S LENGTH | \$705,000 | \$273,400 | 38.78 | \$570,313 | \$249,205 | \$114,518 | 109.1 | 134.2 | \$2,285 | '04704 |
| Totals: | | | | \$2,281,000 | \$967,500 | | \$2,190,447 | \$518,142 | \$427,589 | 407.2 | | | |
| | | | | | | Sale. Ratio => | 42.42 | | | Average | | | |
| | | | | | | Std. Dev. => | 2.78 | | | per FF=> | \$1,272 | | |

00805 NORTHRIDGE VILLAS

Final Site Value
2024 93700
 2023 80000

Site Analysis: \$93,696

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|-------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|------------------|
| 77 008 05 0022 000 | 19437 CARDENE CT | 06/01/2022 | 03-ARM'S LENGTH | \$335,000 | \$131,200 | 39.16 | \$289,227 | \$125,773 | \$80,000 |
| 77 008 05 0023 000 | 19447 CARDENE CT | 10/14/2021 | 03-ARM'S LENGTH | \$279,900 | \$129,300 | 46.20 | \$289,227 | \$70,673 | \$80,000 |
| 77 008 05 0025 000 | 19436 CARDENE CT | 06/16/2021 | 03-ARM'S LENGTH | \$295,000 | \$138,100 | 46.81 | \$308,079 | \$66,921 | \$80,000 |
| 77 008 05 0026 000 | 19440 CARDENE CT | 08/09/2022 | 03-ARM'S LENGTH | \$320,000 | \$131,800 | 41.19 | \$290,446 | \$109,554 | \$80,000 |
| 77 008 05 0033 000 | 19488 CARDENE CT | 10/27/2021 | 03-ARM'S LENGTH | \$269,000 | \$127,900 | 47.55 | \$286,338 | \$62,662 | \$80,000 |
| 77 008 05 0035 000 | 19504 CARDENE WAY | 11/19/2021 | 03-ARM'S LENGTH | \$315,000 | \$136,200 | 43.24 | \$304,140 | \$90,860 | \$80,000 |
| 77 008 05 0043 000 | 19525 CARDENE WAY | 03/16/2022 | 03-ARM'S LENGTH | \$335,000 | \$140,300 | 41.88 | \$313,970 | \$101,030 | \$80,000 |
| 77 008 05 0062 000 | 19605 CARDENE WAY | 11/18/2022 | 03-ARM'S LENGTH | \$335,000 | \$144,200 | 43.04 | \$319,273 | \$95,727 | \$80,000 |
| 77 008 05 0068 000 | 19661 CARDENE WAY | 10/28/2021 | 03-ARM'S LENGTH | \$330,000 | \$140,300 | 42.52 | \$312,920 | \$97,080 | \$80,000 |
| 77 008 05 0078 000 | 19738 CARDENE WAY | 05/28/2021 | 03-ARM'S LENGTH | \$320,000 | \$142,800 | 44.63 | \$318,364 | \$81,636 | \$80,000 |
| 77 008 05 0082 000 | 19698 CARDENE WAY | 11/10/2022 | 03-ARM'S LENGTH | \$340,000 | \$132,100 | 38.85 | \$291,263 | \$128,737 | \$80,000 |
| Totals: | | | | \$3,473,900 | \$1,494,200 | | \$3,323,247 | \$1,030,653 | \$880,000 |
| | | | | | | Sale. Ratio => | 43.01 | | |
| | | | | | | Std. Dev. => | 2.91 | Site Value | \$93,696 |

51/56 PARK GARDENS-AMBOSE EST

Final FF Value
2024 1000
 2023 1000

FF Analysis: \$1,267
 FF 30%: \$969

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Actual Front | LV 30% |
|--------------------|-------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|------------|--------------------|----------------|
| 77 051 99 0017 001 | 15411 MARILYN AVE | 10/08/2021 | 03-ARM'S LENGTH | \$185,000 | \$89,700 | 48.49 | \$221,880 | \$59,520 | \$96,400 | 96.4 | 300.0 | \$617 | 101.00 | 55500 |
| 77 051 99 0035 000 | 15925 MARILYN AVE | 05/07/2021 | 03-ARM'S LENGTH | \$210,000 | \$85,400 | 40.67 | \$202,317 | \$76,272 | \$68,589 | 68.6 | 299.8 | \$1,112 | 66.00 | 63000 |
| 77 051 99 0039 000 | 15834 MARILYN AVE | 07/25/2022 | 03-ARM'S LENGTH | \$245,000 | \$98,000 | 40.00 | \$241,793 | \$71,796 | \$68,589 | 68.6 | 300.0 | \$1,047 | 66.00 | 73500 |
| 77 051 99 0064 000 | 15651 MAXWELL AVE | 07/27/2021 | 03-ARM'S LENGTH | \$200,000 | \$95,800 | 47.90 | \$239,217 | \$29,372 | \$68,589 | 68.6 | 300.0 | \$428 | 66.00 | 60000 |
| 77 051 99 0074 000 | 15899 MAXWELL AVE | 03/24/2022 | 03-ARM'S LENGTH | \$241,000 | \$80,800 | 33.53 | \$201,345 | \$108,244 | \$68,589 | 68.6 | 300.0 | \$1,578 | 66.00 | 72300 |
| 77 051 99 0084 000 | 15780 MAXWELL AVE | 08/02/2021 | 03-ARM'S LENGTH | \$270,000 | \$88,900 | 32.93 | \$222,029 | \$116,560 | \$68,589 | 68.6 | 300.0 | \$1,700 | 66.00 | 81000 |
| 77 051 99 0100 000 | 40440 5 MILE RD | 09/09/2022 | 03-ARM'S LENGTH | \$137,500 | \$82,800 | 60.22 | \$175,346 | \$45,787 | \$83,633 | 83.6 | 273.0 | \$547 | 85.50 | 41250 |
| 77 051 99 0127 000 | 15751 PARK LN | 11/30/2022 | 03-ARM'S LENGTH | \$400,000 | \$168,100 | 42.03 | \$365,616 | \$118,360 | \$83,976 | 84.0 | 192.5 | \$1,410 | 85.00 | 120000 |
| 77 051 99 0133 702 | 15555 PARK LN | 10/21/2022 | 03-ARM'S LENGTH | \$345,000 | \$145,900 | 42.29 | \$314,983 | \$113,993 | \$83,976 | 84.0 | 192.5 | \$1,358 | 85.00 | 103500 |
| 77 051 99 0137 002 | 15401 PARK LN | 09/14/2021 | 03-ARM'S LENGTH | \$285,000 | \$96,300 | 33.79 | \$259,964 | \$109,012 | \$83,976 | 84.0 | 192.5 | \$1,298 | 85.00 | 85500 |
| 77 051 99 0145 000 | 15620 FRY AVE | 07/28/2022 | 03-ARM'S LENGTH | \$240,000 | \$102,900 | 42.88 | \$223,403 | \$100,573 | \$83,976 | 84.0 | 192.5 | \$1,198 | 85.00 | 72000 |
| 77 051 99 0145 000 | 15620 FRY AVE | 12/05/2022 | 03-ARM'S LENGTH | \$253,000 | \$102,900 | 40.67 | \$223,403 | \$113,573 | \$83,976 | 84.0 | 192.5 | \$1,353 | 85.00 | 75900 |
| 77 051 99 0163 001 | 15707 Fry Avenue | 03/29/2022 | 03-ARM'S LENGTH | \$320,000 | \$111,800 | 34.94 | \$323,767 | \$80,209 | \$83,976 | 84.0 | 192.5 | \$955 | 85.00 | 96000 |
| 77 051 99 0166 000 | 15605 FRY AVE | 04/05/2022 | 03-ARM'S LENGTH | \$212,000 | \$78,100 | 36.84 | \$176,168 | \$119,808 | \$83,976 | 84.0 | 192.5 | \$1,427 | 85.00 | 63600 |
| 77 056 01 0011 000 | 15495 PORTIS RD | 07/29/2022 | 03-ARM'S LENGTH | \$230,000 | \$88,000 | 38.26 | \$185,362 | \$113,227 | \$68,589 | 68.6 | 320.0 | \$1,651 | 66.00 | 69000 |
| 77 056 01 0029 000 | 15574 PORTIS RD | 07/07/2021 | 03-ARM'S LENGTH | \$280,000 | \$104,400 | 37.29 | \$230,521 | \$118,068 | \$68,589 | 68.6 | 320.0 | \$1,722 | 66.00 | 84000 |
| 77 056 01 0030 000 | 15566 Portis Rd. | 07/30/2021 | 03-ARM'S LENGTH | \$129,900 | \$28,700 | 22.09 | \$68,589 | \$129,900 | \$68,589 | 68.6 | 320.0 | \$1,894 | 66.00 | 38970 |
| 77 056 01 0031 000 | 15550 PORTIS RD | 03/24/2023 | 03-ARM'S LENGTH | \$245,000 | \$98,300 | 40.12 | \$208,832 | \$104,757 | \$68,589 | 68.6 | 320.0 | \$1,528 | 66.00 | 73500 |
| 77 056 01 0039 000 | 15390 PORTIS RD | 07/29/2022 | 03-ARM'S LENGTH | \$295,000 | \$110,400 | 37.42 | \$255,725 | \$110,424 | \$71,149 | 71.1 | 303.8 | \$1,552 | 58.74 | 88500 |
| 77 056 01 0042 303 | 41882 5 Mile Rd | 03/06/2023 | 03-ARM'S LENGTH | \$285,000 | \$120,900 | 42.42 | \$254,412 | \$125,457 | \$94,869 | 94.9 | 303.0 | \$1,323 | 99.00 | 85500 |
| Totals: | | | | \$5,008,400 | \$1,978,100 | | \$4,594,672 | \$1,964,912 | \$1,551,184 | 1,551.0 | | | | 1502520 |
| | | | | | Sale. Ratio => | 39.50 | | | Average | | | | Average | |
| | | | | | Std. Dev. => | 7.50 | | | per FF=> | \$1,267 | | | per FF=> | \$969 |

06501 PARAMOUNT ESTATES

| | | | |
|-------------|-------------------------|------------------|-----------|
| | Final Site Value | Site Analysis: | \$259,314 |
| 2024 | 200000 | Site 30%: | \$204,214 |
| 2023 | 173785 | Site Median 30%: | \$200,078 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | ECF Area | LV 30% |
|--------------------|-------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|------------------|---------------|-----------|
| 77 065 01 0009 000 | 47862 FOREST CT | 07/12/2021 | 03-ARM'S LENGTH | \$623,850 | \$225,500 | 36.15 | \$575,755 | \$221,880 | \$173,785 | '06501 | 187155 |
| 77 065 01 0012 000 | 16733 SHERWOOD LN | 06/24/2022 | 03-ARM'S LENGTH | \$780,000 | \$291,500 | 37.37 | \$687,031 | \$266,754 | \$173,785 | '06501 | 234000 |
| 77 065 01 0025 000 | 16368 SHERWOOD LN | 10/14/2021 | 03-ARM'S LENGTH | \$609,000 | \$260,400 | 42.76 | \$599,605 | \$209,248 | \$199,853 | '06501 | 182700 |
| 77 065 01 0033 000 | 16650 SHERWOOD LN | 05/04/2022 | 03-ARM'S LENGTH | \$710,000 | \$227,300 | 32.01 | \$544,410 | \$339,375 | \$173,785 | '06501 | 213000 |
| Totals: | | | | \$2,722,850 | \$1,004,700 | | \$2,406,801 | \$1,037,257 | \$721,208 | Avg | \$204,214 |
| | | | | | | Sale. Ratio => | 36.90 | | | Median | \$200,078 |
| | | | | | | Std. Dev. => | 4.43 | Site Value | \$259,314 | | |

06802 PARKSIDE VILLAGE OF NORTHVILLE VAN (Single Family Units)

| | | | |
|-------------|-------------------------|------------------|-----------|
| | Final Site Value | Site Analysis: | \$217,173 |
| 2024 | 202000 | Site 30%: | \$201,771 |
| 2023 | 179500 | Site Median 30%: | \$202,500 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV 30% |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|--------|
| 77 068 02 0001 000 | 47701 FIELDSTONE DR | 05/17/2023 | 03-ARM'S LENGTH | \$530,000 | \$238,500 | 45.00 | \$535,795 | \$146,780 | \$152,575 | 159000 |
| 77 068 02 0025 000 | 47975 LELAND DR | 04/28/2023 | 03-ARM'S LENGTH | \$630,000 | \$271,300 | 43.06 | \$610,591 | \$198,909 | \$179,500 | 189000 |
| 77 068 02 0037 000 | 47780 FIELDSTONE DR | 06/16/2023 | 03-ARM'S LENGTH | \$770,000 | \$316,800 | 41.14 | \$696,307 | \$253,193 | \$179,500 | 231000 |
| 77 068 02 0051 000 | 48117 FIELDSTONE DR | 02/27/2023 | 03-ARM'S LENGTH | \$675,000 | \$282,600 | 41.87 | \$630,384 | \$224,116 | \$179,500 | 202500 |
| 77 068 02 0072 000 | 48485 FIELDSTONE DR | 05/20/2023 | 03-ARM'S LENGTH | \$728,000 | \$298,800 | 41.04 | \$657,192 | \$250,308 | \$179,500 | 218400 |
| 77 068 02 0095 000 | 48119 LELAND DR | 02/03/2023 | 03-ARM'S LENGTH | \$675,000 | \$307,800 | 45.60 | \$676,339 | \$178,161 | \$179,500 | 202500 |
| 77 068 02 0099 000 | 48068 FIELDSTONE DR | 05/27/2023 | 03-ARM'S LENGTH | \$700,000 | \$277,000 | 39.57 | \$610,758 | \$268,742 | \$179,500 | 210000 |
| Totals: | | | | \$4,708,000 | \$1,992,800 | | \$4,417,366 | \$1,520,209 | \$1,229,575 | |
| | | | | | Sale. Ratio => | 42.33 | | | Avg | 201771 |
| | | | | \$672,571 | Std. Dev. => | 2.20 | Site Value | \$217,173 | Median | 202500 |

05501 PLY GARDEN-SUPVR 12-FORD VIEW

Final FF Value
 2024 892
 2023 858

FF Analysis: \$1,004

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | vsd. when Sol | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Actual Front | LV 30% |
|--------------------|-------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------------|-------|------------|--------------------|--------------|
| 77 054 01 0007 003 | 16355 BRADNER RD | 09/30/2022 | 03-ARM'S LENGTH | \$232,500 | \$118,400 | 50.92 | \$277,098 | \$27,217 | \$71,815 | 83.7 | 442.2 | \$325 | '05601 | 69750 |
| 77 055 01 0159 002 | 15600 LAKESIDE ST | 12/30/2021 | 03-ARM'S LENGTH | \$327,900 | \$130,200 | 39.71 | \$329,122 | \$82,433 | \$83,655 | 97.5 | 141.8 | \$845 | '05501 | 98370 |
| 77 055 01 0179 002 | 42449 ROBERTA ST | 09/19/2022 | 03-ARM'S LENGTH | \$275,000 | \$126,300 | 45.93 | \$287,538 | \$64,682 | \$77,220 | 90.0 | 169.2 | \$719 | '05501 | 82500 |
| 77 056 99 0004 000 | 15650 BRADNER RD. | 08/02/2021 | 03-ARM'S LENGTH | \$70,000 | \$31,400 | 44.86 | \$84,942 | \$70,000 | \$84,942 | 99.0 | 363.0 | \$707 | '05601 | 21000 |
| 77 051 99 0100 000 | 40440 5 MILE RD | 09/09/2022 | 03-ARM'S LENGTH | \$137,500 | \$82,800 | 60.22 | \$175,346 | \$45,787 | \$83,633 | 83.6 | 273.0 | \$547 | 85.50 | 41250 |
| 77 051 99 0127 000 | 15751 PARK LN | 11/30/2022 | 03-ARM'S LENGTH | \$400,000 | \$168,100 | 42.03 | \$365,616 | \$118,360 | \$83,976 | 84.0 | 192.5 | \$1,410 | 85.00 | 120000 |
| 77 051 99 0133 702 | 15555 PARK LN | 10/21/2022 | 03-ARM'S LENGTH | \$345,000 | \$145,900 | 42.29 | \$314,983 | \$113,993 | \$83,976 | 84.0 | 192.5 | \$1,358 | 85.00 | 103500 |
| 77 051 99 0137 002 | 15401 PARK LN | 09/14/2021 | 03-ARM'S LENGTH | \$285,000 | \$96,300 | 33.79 | \$259,964 | \$109,012 | \$83,976 | 84.0 | 192.5 | \$1,298 | 85.00 | 85500 |
| 77 051 99 0145 000 | 15620 FRY AVE | 07/28/2022 | 03-ARM'S LENGTH | \$240,000 | \$102,900 | 42.88 | \$223,403 | \$100,573 | \$83,976 | 84.0 | 192.5 | \$1,198 | 85.00 | 72000 |
| 77 051 99 0145 000 | 15620 FRY AVE | 12/05/2022 | 03-ARM'S LENGTH | \$253,000 | \$102,900 | 40.67 | \$223,403 | \$113,573 | \$83,976 | 84.0 | 192.5 | \$1,353 | 85.00 | 75900 |
| 77 051 99 0163 001 | 15707 Fry Avenue | 03/29/2022 | 03-ARM'S LENGTH | \$320,000 | \$111,800 | 34.94 | \$323,767 | \$80,209 | \$83,976 | 84.0 | 192.5 | \$955 | 85.00 | 96000 |
| 77 051 99 0166 000 | 15605 FRY AVE | 04/05/2022 | 03-ARM'S LENGTH | \$212,000 | \$78,100 | 36.84 | \$176,168 | \$119,808 | \$83,976 | 84.0 | 192.5 | \$1,427 | 85.00 | 63600 |
| Totals: | | | | \$3,097,900 | \$1,295,100 | | \$3,041,350 | \$1,045,647 | \$989,097 | 1,041.6 | | | | 929370 |
| | | | | | | Sale. Ratio => | 41.81 | | Average | | | | Average | |
| | | | | | | Std. Dev. => | 7.24 | | per FF=> | \$1,004 | | | per FF=> | \$892 |

00504 QUAIL RIDGE SUB

2024 Final FF Value 1455
 2023 1455

FF Analysis: \$2,787
 FF 30%: \$1,690

(1) Sale No Adj Rec

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | isd. when Sol | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | LV 30% |
|--------------------|---------------------|------------|-----------------|------------------|------------------|--------------------------|------------------|------------------|------------------|--------------------|----------------|--------------------|----------|
| 77 005 04 0025 000 | 41480 STONECROFT RD | 08/06/2021 | 03-ARM'S LENGTH | \$675,000 | \$231,400 | 34.28 | \$515,439 | \$333,923 | \$174,362 | 119.8 | 174.0 | \$2,787 | 202500 |
| Totals: | | | | \$675,000 | \$231,400 | | \$515,439 | \$333,923 | \$174,362 | 119.8 | | | 202500 |
| | | | | | | Sale. Ratio => | 34.28 | | | Average | | | |
| | | | | | | Std. Dev. => | 0.00 | | | per FF=> | \$2,787 | Average | |
| | | | | | | | | | | | | per FF=> | 1689.894 |

BROOKLANE

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------------|-------|------------|----------|
| 77 057 02 0023 000 | 44245 GREENVIEW LN | 02/21/2023 | 03-ARM'S LENGTH | \$800,000 | \$328,100 | 41.01 | \$746,008 | \$248,670 | \$194,678 | 120.9 | 136.8 | \$2,057 | '05702 |
| 77 057 02 0030 000 | 16981 BROOKLANE BLVD | 06/15/2021 | 03-ARM'S LENGTH | \$605,000 | \$249,200 | 41.19 | \$566,130 | \$199,155 | \$160,285 | 99.6 | 143.2 | \$2,001 | '05702 |
| 77 057 02 0032 000 | 16947 BROOKLANE BLVD | 08/19/2022 | 03-ARM'S LENGTH | \$695,000 | \$289,300 | 41.63 | \$660,575 | \$194,710 | \$160,285 | 99.6 | 143.2 | \$1,956 | '05702 |
| 77 057 02 0073 000 | 16410 BROOKLANE BLVD | 04/30/2021 | 03-ARM'S LENGTH | \$708,000 | \$304,200 | 42.97 | \$732,480 | \$136,968 | \$161,448 | 115.3 | 137.8 | \$1,188 | '05702 |
| 77 057 02 0082 000 | 43855 Wabeek Ln | 08/17/2021 | 03-ARM'S LENGTH | \$690,000 | \$300,000 | 43.48 | \$703,752 | \$183,065 | \$196,817 | 140.6 | 129.9 | \$1,302 | '05702 |
| 77 057 02 0096 000 | 16659 BROOKLANE BLVD | 10/29/2021 | 03-ARM'S LENGTH | \$681,000 | \$288,300 | 42.33 | \$662,910 | \$156,992 | \$138,902 | 99.2 | 135.0 | \$1,582 | '05702 |
| 77 057 02 0101 000 | 16555 BROOKLANE BLVD | 07/12/2021 | 03-ARM'S LENGTH | \$701,000 | \$295,800 | 42.20 | \$678,314 | \$176,283 | \$153,597 | 109.7 | 162.9 | \$1,607 | '05702 |
| 77 057 02 0120 000 | 16850 BROOKLANE BLVD | 08/08/2022 | 03-ARM'S LENGTH | \$650,000 | \$287,900 | 44.29 | \$655,369 | \$156,357 | \$161,726 | 96.3 | 138.6 | \$1,624 | '05702 |
| Totals: | | | | \$5,530,000 | \$2,342,800 | | \$5,405,538 | \$1,452,200 | \$1,327,738 | 881.1 | | | |
| | | | | | | Sale. Ratio => | 42.37 | Average | | | | | |
| | | | | | | Std. Dev. => | 1.14 | per FF=> | | \$1,648 | | | |

03005 RIDGE HILL ESTATES

Final Site Value
2024 211700
 2023 187500

Site Analysis: \$211,783

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|---------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|-------------------|------------------|
| 77 030 05 0018 000 | 18735 HONEY TREE LN | 06/06/2022 | 03-ARM'S LENGTH | \$740,000 | \$311,000 | 42.03 | \$717,816 | \$209,684 | \$187,500 |
| 77 030 05 0020 000 | 18703 HONEY TREE LN | 12/03/2021 | 03-ARM'S LENGTH | \$740,000 | \$303,100 | 40.96 | \$710,398 | \$217,102 | \$187,500 |
| 77 030 05 0025 000 | 18766 HONEY TREE LN | 11/28/2022 | 03-ARM'S LENGTH | \$759,500 | \$319,400 | 42.05 | \$738,436 | \$208,564 | \$187,500 |
| Totals: | | | | \$2,239,500 | \$933,500 | | \$2,166,650 | \$635,350 | \$562,500 |
| | | | | | | Sale. Ratio => | 41.68 | | |
| | | | | | | Std. Dev. => | 0.62 | Site Value | \$211,783 |

33/38 SHADBROOK-EDENDERRY HILLS

Final FF Value
2024 717
 2023 873

FF Analysis: \$717

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sol | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/F |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|--------------------|----------------|-------|-----------|
| 77 033 02 0039 000 | 18157 PINEBROOK DR | 01/14/2022 | 03-ARM'S LENGTH | \$450,000 | \$231,000 | 51.33 | \$506,923 | \$47,994 | \$104,917 | 120.2 | 155.4 | \$399 |
| 77 033 03 0004 000 | 18449 DONEGAL CT | 07/16/2021 | 03-ARM'S LENGTH | \$550,000 | \$266,400 | 48.44 | \$571,135 | \$118,935 | \$140,070 | 160.4 | 198.0 | \$741 |
| 77 033 03 0008 000 | 18415 FERMANAGH CT | 04/13/2021 | 03-ARM'S LENGTH | \$587,400 | \$274,900 | 46.80 | \$574,352 | \$139,963 | \$126,915 | 207.7 | 112.1 | \$674 |
| 77 033 04 0053 000 | 18275 Edenderry St. | 12/16/2022 | 03-ARM'S LENGTH | \$490,000 | \$256,400 | 52.33 | \$500,175 | \$112,947 | \$123,122 | 141.0 | 158.9 | \$801 |
| 77 033 04 0054 000 | 18257 EDENDERRY ST | 04/21/2021 | 03-ARM'S LENGTH | \$439,500 | \$265,500 | 60.41 | \$482,786 | \$71,519 | \$114,805 | 131.5 | 150.9 | \$544 |
| 77 033 04 0061 000 | 18254 EDENDERRY ST | 08/02/2021 | 03-ARM'S LENGTH | \$526,500 | \$259,900 | 49.36 | \$547,086 | \$97,598 | \$118,184 | 135.4 | 145.8 | \$721 |
| 77 038 02 0035 000 | 18260 LARAUGH DR | 05/14/2021 | 03-ARM'S LENGTH | \$650,000 | \$279,900 | 43.06 | \$627,480 | \$193,663 | \$171,143 | 196.0 | 140.6 | \$988 |
| Totals: | | | | \$3,693,400 | \$1,834,000 | | \$3,809,937 | \$782,619 | \$899,156 | 1,092.2 | | |
| | | | | | | Sale. Ratio => | 49.66 | | Average | | | |
| | | | | | | Std. Dev. => | 5.42 | | per FF=> | \$717 | | |

04910 SPRINGWATER PARK

Final Site Value Site Analysis: \$85,066
 2024 85000
 2023 69400

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | isd. when Sol | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|-------------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| 77 049 10 0006 000 | 39414 SPRINGWATER DR | 06/30/2022 | 03-ARM'S LENGTH | \$334,500 | \$116,400 | 34.80 | \$259,737 | \$144,163 | \$69,400 |
| 77 049 10 0008 000 | 39418 SPRINGWATER DR | 11/15/2022 | 03-ARM'S LENGTH | \$278,800 | \$116,400 | 41.75 | \$259,737 | \$88,463 | \$69,400 |
| 77 049 10 0010 000 | 39426 SPRINGWATER DR | 03/27/2023 | 03-ARM'S LENGTH | \$275,000 | \$106,100 | 38.58 | \$235,887 | \$108,513 | \$69,400 |
| 77 049 10 0013 000 | 39432 SPRINGWATER DR | 05/02/2022 | 03-ARM'S LENGTH | \$300,000 | \$116,400 | 38.80 | \$259,737 | \$109,663 | \$69,400 |
| 77 049 10 0020 000 | 39446 SPRINGWATER DR | 02/10/2023 | 03-ARM'S LENGTH | \$275,000 | \$116,400 | 42.33 | \$259,737 | \$84,663 | \$69,400 |
| 77 049 10 0020 000 | 39446 SPRINGWATER DR | 07/15/2022 | 03-ARM'S LENGTH | \$277,900 | \$116,400 | 41.89 | \$259,737 | \$87,563 | \$69,400 |
| 77 049 10 0027 000 | 39464 SPRINGWATER DR | 05/13/2022 | 03-ARM'S LENGTH | \$300,000 | \$116,400 | 38.80 | \$259,737 | \$109,663 | \$69,400 |
| 77 049 10 0030 000 | 39470 SPRINGWATER DR | 02/17/2022 | 03-ARM'S LENGTH | \$265,000 | \$105,200 | 39.70 | \$235,887 | \$98,513 | \$69,400 |
| 77 049 10 0031 000 | 39472 SPRINGWATER DR | 11/05/2021 | 03-ARM'S LENGTH | \$247,500 | \$116,300 | 46.99 | \$259,737 | \$57,163 | \$69,400 |
| 77 049 10 0050 000 | 39455 SPRINGWATER DR | 11/19/2021 | 03-ARM'S LENGTH | \$245,000 | \$116,300 | 47.47 | \$259,737 | \$54,663 | \$69,400 |
| 77 049 10 0063 000 | 39490 ROCKCREST LN | 01/27/2023 | 03-ARM'S LENGTH | \$343,500 | \$132,800 | 38.66 | \$305,979 | \$106,921 | \$69,400 |
| 77 049 10 0075 000 | 39522 ROCKCREST LN | 09/10/2021 | 03-ARM'S LENGTH | \$340,000 | \$132,600 | 39.00 | \$301,838 | \$107,562 | \$69,400 |
| 77 049 10 0081 000 | 39627 SPRINGWATER DR | 08/05/2022 | 03-ARM'S LENGTH | \$321,000 | \$117,400 | 36.57 | \$262,115 | \$128,285 | \$69,400 |
| 77 049 10 0083 000 | 39623 SPRINGWATER DR | 03/13/2023 | 03-ARM'S LENGTH | \$330,000 | \$117,400 | 35.58 | \$262,115 | \$137,285 | \$69,400 |
| 77 049 10 0099 000 | 39651 SPRINGWATER DR | 12/27/2021 | 03-ARM'S LENGTH | \$295,000 | \$119,500 | 40.51 | \$266,875 | \$97,525 | \$69,400 |
| 77 049 10 0108 000 | 39633 SPRINGWATER DR | 06/15/2022 | 03-ARM'S LENGTH | \$302,000 | \$119,400 | 39.54 | \$266,875 | \$104,525 | \$69,400 |
| 77 049 10 0115 000 | 39638 ROCKCREST LN | 11/02/2022 | 03-ARM'S LENGTH | \$237,500 | \$101,700 | 42.82 | \$231,318 | \$75,582 | \$69,400 |
| 77 049 13 0002 000 | 39677 SPRINGWATER DR | 11/12/2021 | 03-ARM'S LENGTH | \$315,000 | \$139,500 | 44.29 | \$311,135 | \$73,265 | \$69,400 |
| 77 049 13 0004 000 | 39673 SPRINGWATER DR | 04/16/2021 | 03-ARM'S LENGTH | \$280,000 | \$139,500 | 49.82 | \$311,135 | \$38,265 | \$69,400 |
| 77 049 13 0005 000 | 39671 Springwater Drive | 01/06/2023 | 03-ARM'S LENGTH | \$315,000 | \$143,500 | 45.56 | \$311,135 | \$73,265 | \$69,400 |
| 77 049 13 0006 000 | 39669 SPRINGWATER DR | 10/12/2022 | 03-ARM'S LENGTH | \$364,900 | \$141,500 | 38.78 | \$311,394 | \$122,906 | \$69,400 |
| 77 049 13 0007 000 | 39667 SPRINGWATER DR | 05/17/2021 | 03-ARM'S LENGTH | \$282,000 | \$139,500 | 49.47 | \$311,135 | \$40,265 | \$69,400 |
| 77 049 13 0007 000 | 39667 SPRINGWATER DR | 06/22/2022 | 03-ARM'S LENGTH | \$330,000 | \$143,500 | 43.48 | \$311,135 | \$88,265 | \$69,400 |
| 77 049 13 0038 000 | 39690 ROCKCREST LN | 10/29/2021 | 03-ARM'S LENGTH | \$232,500 | \$102,600 | 44.13 | \$235,370 | \$66,530 | \$69,400 |
| 77 049 13 0041 000 | 39696 ROCKCREST LN | 10/04/2021 | 03-ARM'S LENGTH | \$226,000 | \$102,600 | 45.40 | \$235,370 | \$60,030 | \$69,400 |
| 77 049 13 0055 000 | 39809 ROCKCREST CIR | 06/28/2022 | 03-ARM'S LENGTH | \$284,900 | \$95,600 | 33.56 | \$295,694 | \$58,606 | \$69,400 |
| 77 049 13 0064 000 | 39791 ROCKCREST CIR | 08/01/2022 | 03-ARM'S LENGTH | \$265,900 | \$89,600 | 33.70 | \$273,590 | \$61,710 | \$69,400 |
| 77 049 13 0066 000 | 39787 ROCKCREST CIR | 08/10/2022 | 03-ARM'S LENGTH | \$284,900 | \$94,800 | 33.27 | \$292,593 | \$61,707 | \$69,400 |
| 77 049 13 0067 000 | 39841 ROCKCREST CIR | 11/23/2021 | 03-ARM'S LENGTH | \$270,000 | \$109,100 | 40.41 | \$249,753 | \$89,647 | \$69,400 |
| 77 049 13 0079 000 | 39850 ROCKCREST CIR | 08/10/2021 | 03-ARM'S LENGTH | \$231,000 | \$106,200 | 45.97 | \$243,178 | \$57,222 | \$69,400 |
| 77 049 13 0086 000 | 39864 ROCKCREST CIR | 06/10/2021 | 03-ARM'S LENGTH | \$259,900 | \$112,100 | 43.13 | \$256,342 | \$72,958 | \$69,400 |
| 77 049 13 0091 000 | 39824 ROCKCREST CIR | 08/23/2022 | 03-ARM'S LENGTH | \$257,000 | \$106,600 | 41.48 | \$243,178 | \$83,222 | \$69,400 |
| 77 049 13 0093 000 | 39828 ROCKCREST CIR | 09/16/2022 | 03-ARM'S LENGTH | \$270,000 | \$111,300 | 41.22 | \$254,448 | \$84,952 | \$69,400 |
| 77 049 13 0113 000 | 39762 ROCKCREST CIR | 10/13/2021 | 03-ARM'S LENGTH | \$235,000 | \$106,200 | 45.19 | \$243,387 | \$61,013 | \$69,400 |
| 77 049 13 0114 000 | 39764 ROCKCREST CIR | 06/25/2021 | 03-ARM'S LENGTH | \$270,000 | \$112,100 | 41.52 | \$256,625 | \$82,775 | \$69,400 |
| Totals: | | | | \$9,941,700 | \$4,078,900 | | \$9,393,382 | \$2,977,318 | \$2,429,000 |
| | | | | | | Sale. Ratio => | 41.03 | | |
| | | | | | | Std. Dev. => | 4.32 | Site Value | \$85,066 |

027 STEEPLECHASE OF NORTHVILLE

Final FF Value
2024 1940
2023 1700

FF Analysis: \$1,940

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | Actual Front |
|--------------------|------------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|--------------------|--------------------|--------------------|----------------|------------|--------------|
| 77 026 01 0015 000 | 18855 BAYBERRY WAY | 07/27/2021 | 03-ARM'S LENGTH | \$810,000 | \$361,100 | 44.58 | \$815,950 | \$210,443 | \$216,393 | 127.3 | 160.6 | \$1,653 | 127.29 |
| 77 026 01 0032 000 | 18970 HEATHER RIDGE DR | 11/14/2022 | 03-ARM'S LENGTH | \$1,010,000 | \$386,000 | 38.22 | \$875,370 | \$348,864 | \$214,234 | 126.0 | 161.4 | \$2,768 | 126.02 |
| 77 026 01 0044 000 | 18952 BAYBERRY WAY | 04/12/2022 | 03-ARM'S LENGTH | \$920,000 | \$364,400 | 39.61 | \$824,753 | \$307,747 | \$212,500 | 125.0 | 160.0 | \$2,462 | 125.00 |
| 77 026 01 0053 000 | 19001 HEATHER RIDGE DR | 05/18/2021 | 03-ARM'S LENGTH | \$700,000 | \$319,900 | 45.70 | \$724,892 | \$226,810 | \$251,702 | 148.1 | 160.0 | \$1,532 | 178.39 |
| 77 026 01 0067 000 | 18776 BAYBERRY WAY | 04/02/2021 | 03-ARM'S LENGTH | \$611,000 | \$297,100 | 48.63 | \$672,692 | \$151,276 | \$212,968 | 125.3 | 181.5 | \$1,208 | 125.27 |
| 77 026 01 0069 000 | 18744 BAYBERRY WAY | 09/02/2021 | 03-ARM'S LENGTH | \$705,000 | \$290,700 | 41.23 | \$708,632 | \$191,347 | \$194,979 | 114.7 | 201.6 | \$1,668 | 142.16 |
| 77 026 01 0079 000 | 50464 EAGLES NEST | 05/27/2021 | 03-ARM'S LENGTH | \$885,000 | \$374,600 | 42.33 | \$845,732 | \$256,103 | \$216,835 | 127.6 | 182.7 | \$2,008 | 127.55 |
| 77 027 01 0173 000 | 17749 BRIAR RIDGE LN | 06/11/2021 | 03-ARM'S LENGTH | \$990,000 | \$430,200 | 43.45 | \$973,084 | \$274,296 | \$257,380 | 151.4 | 198.6 | \$1,812 | 116.95 |
| 77 027 02 0185 000 | 50779 NORTHSTAR WAY | 01/28/2022 | 03-ARM'S LENGTH | \$861,500 | \$357,800 | 41.53 | \$811,523 | \$296,488 | \$246,511 | 145.0 | 142.1 | \$2,045 | 150.51 |
| 77 027 02 0192 000 | 50780 NORTHSTAR WAY | 05/11/2021 | 03-ARM'S LENGTH | \$875,000 | \$367,800 | 42.03 | \$831,224 | \$256,276 | \$212,500 | 125.0 | 160.0 | \$2,050 | 125.00 |
| 77 027 02 0194 000 | 50728 NORTHSTAR WAY | 02/09/2022 | 03-ARM'S LENGTH | \$1,100,000 | \$471,000 | 42.82 | \$1,063,400 | \$267,256 | \$230,656 | 135.7 | 150.1 | \$1,970 | 124.17 |
| 77 027 03 0210 000 | 50460 BRIAR RIDGE LN | 08/19/2021 | 03-ARM'S LENGTH | \$875,000 | \$371,500 | 42.46 | \$856,224 | \$231,276 | \$212,500 | 125.0 | 160.0 | \$1,850 | 125.00 |
| 77 027 05 0248 000 | 50800 TAMARACK TRL | 04/29/2022 | 03-ARM'S LENGTH | \$880,000 | \$371,200 | 42.18 | \$829,252 | \$332,835 | \$282,087 | 165.9 | 152.0 | \$2,006 | 168.00 |
| 77 027 06 0274 000 | 50294 STARLITE RUN | 06/03/2022 | 03-ARM'S LENGTH | \$975,000 | \$422,700 | 43.35 | \$957,881 | \$267,586 | \$250,467 | 147.3 | 210.0 | \$1,816 | 125.00 |
| 77 028 01 0088 000 | 50416 TETON RIDGE DR | 03/27/2023 | 03-ARM'S LENGTH | \$820,000 | \$329,100 | 40.13 | \$738,734 | \$307,343 | \$226,077 | 133.0 | 160.2 | \$2,311 | 134.63 |
| 77 028 01 0104 000 | 17744 CRESTBROOK DR | 10/21/2021 | 03-ARM'S LENGTH | \$890,000 | \$380,900 | 42.80 | \$861,417 | \$259,120 | \$230,537 | 135.6 | 177.0 | \$1,911 | 154.58 |
| 77 028 01 0147 000 | 17919 CRESTBROOK DR | 04/01/2021 | 03-ARM'S LENGTH | \$957,000 | \$408,300 | 42.66 | \$923,706 | \$268,540 | \$235,246 | 138.4 | 132.5 | \$1,941 | 130.05 |
| Totals: | | | | \$14,864,500 | \$6,304,300 | | \$14,314,466 | \$4,453,606 | \$3,903,572 | 2,296.2 | | | |
| | | | | | | Sale. Ratio => | 42.41 | | | Average | | | |
| | | | | | | Std. Dev. => | 2.36 | | | per FF=> | \$1,940 | | |

02905 STONEWATER LKS ON THE WATER

2024 Final FF Value 3200
 2023 3000

FF Analysis: \$3,201

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|-------------------------|------------|-----------------|---------------------|--------------------------|---------------|---------------------|--------------------|--------------------|----------------|-------|------------|
| 77 029 04 0026 000 | 18022 MISSION PT | 10/22/2021 | 03-ARM'S LENGTH | \$1,230,000 | \$556,700 | 45.26 | \$1,221,349 | \$322,121 | \$313,470 | 104.5 | 155.6 | \$3,083 |
| 77 029 04 0084 000 | 18524 E CLAIRMONT CIR | 11/09/2021 | 03-ARM'S LENGTH | \$860,000 | \$449,700 | 52.29 | \$996,253 | \$168,017 | \$304,270 | 101.4 | 148.1 | \$1,657 |
| 77 029 04 0085 000 | 18546 E CLAIRMONT CIR | 09/30/2021 | 03-ARM'S LENGTH | \$927,500 | \$456,900 | 49.26 | \$1,003,181 | \$188,399 | \$264,080 | 88.0 | 123.9 | \$2,140 |
| 77 029 05 0379 000 | 18806 OVERLOOK TRL | 09/03/2021 | 03-ARM'S LENGTH | \$975,000 | \$408,800 | 41.93 | \$928,401 | \$284,959 | \$238,360 | 79.5 | 147.6 | \$3,587 |
| 77 029 05 0395 000 | 48162 FOUR SEASONS BLVD | 10/29/2021 | 03-ARM'S LENGTH | \$1,285,000 | \$531,400 | 41.35 | \$1,276,967 | \$250,283 | \$242,250 | 95.0 | 150.4 | \$2,635 |
| 77 030 02 0197 000 | 18268 PARKSHORE DR | 07/20/2021 | 03-ARM'S LENGTH | \$1,425,000 | \$596,000 | 41.82 | \$1,314,360 | \$416,690 | \$306,050 | 102.0 | 169.1 | \$4,085 |
| 77 031 01 0211 000 | 17900 PARKSHORE DR | 06/02/2021 | 03-ARM'S LENGTH | \$1,230,000 | \$591,800 | 48.11 | \$1,249,553 | \$261,797 | \$281,350 | 110.3 | 157.5 | \$2,373 |
| 77 031 01 0220 000 | 48878 STONERIDGE DR | 06/25/2021 | 03-ARM'S LENGTH | \$1,250,000 | \$555,300 | 44.42 | \$1,215,185 | \$329,645 | \$294,830 | 98.3 | 138.8 | \$3,354 |
| 77 031 01 0222 000 | 48844 WELLSLEY CT | 11/07/2022 | 03-ARM'S LENGTH | \$1,414,635 | \$600,400 | 42.44 | \$1,310,967 | \$497,608 | \$393,940 | 131.3 | 188.3 | \$3,790 |
| 77 031 01 0227 000 | 48766 STONERIDGE DR | 05/19/2021 | 03-ARM'S LENGTH | \$1,300,000 | \$547,700 | 42.13 | \$1,210,544 | \$430,786 | \$341,330 | 113.8 | 162.1 | \$3,786 |
| 77 031 02 0360 000 | 17379 PARKSHORE DR | 10/27/2022 | 03-ARM'S LENGTH | \$1,300,000 | \$524,900 | 40.38 | \$1,152,013 | \$451,087 | \$303,100 | 101.0 | 157.3 | \$4,465 |
| Totals: | | | | \$13,197,135 | \$5,819,600 | | \$12,878,773 | \$3,601,392 | \$3,283,030 | 1,125.1 | | |
| | | | | | Sale. Ratio => | 44.10 | | | Average | | | |
| | | | | | Std. Dev. => | 3.84 | | | per FF=> | \$3,201 | | |

02904 STONWATER LKS OFF WATER

Final FF Value
2024 **2500**
 2023 2172

FF Analysis: \$2,510

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|-------------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|--------------------|--------------------|----------------|-------|------------|
| 77 029 04 0049 000 | 18133 MISSION PT | 01/23/2023 | 03-ARM'S LENGTH | \$1,050,000 | \$425,300 | 40.50 | \$977,393 | \$287,034 | \$214,427 | 98.7 | 193.8 | \$2,908 |
| 77 029 04 0076 000 | 47540 MANORWOOD DR | 10/08/2021 | 03-ARM'S LENGTH | \$860,000 | \$407,500 | 47.38 | \$940,894 | \$125,446 | \$206,340 | 95.0 | 126.7 | \$1,320 |
| 77 029 04 0078 000 | 47470 MANORWOOD DR | 07/23/2021 | 03-ARM'S LENGTH | \$782,000 | \$348,200 | 44.53 | \$804,734 | \$183,660 | \$206,394 | 95.0 | 127.5 | \$1,933 |
| 77 029 04 0092 000 | 18776 STONWATER BLVD | 06/03/2021 | 03-ARM'S LENGTH | \$850,000 | \$332,500 | 39.12 | \$800,958 | \$234,690 | \$185,648 | 100.6 | 171.1 | \$2,334 |
| 77 029 05 0388 000 | 48232 FOUR SEASONS BLVD | 03/15/2022 | 03-ARM'S LENGTH | \$795,000 | \$338,500 | 42.58 | \$783,635 | \$228,869 | \$217,504 | 100.1 | 162.9 | \$2,285 |
| 77 029 05 0413 000 | 48316 FOUR SEASONS BLVD | 04/19/2021 | 03-ARM'S LENGTH | \$1,250,000 | \$493,700 | 39.50 | \$1,186,035 | \$270,305 | \$206,340 | 95.0 | 150.0 | \$2,845 |
| 77 030 02 0145 000 | 18729 CLOVER HILL CT | 06/15/2021 | 03-ARM'S LENGTH | \$850,000 | \$367,200 | 43.20 | \$850,004 | \$250,283 | \$250,287 | 115.2 | 155.2 | \$2,172 |
| 77 030 02 0172 000 | 18405 STONERIDGE CT | 12/10/2021 | 03-ARM'S LENGTH | \$1,350,000 | \$531,400 | 39.36 | \$1,224,828 | \$379,455 | \$254,283 | 137.7 | 334.9 | \$2,755 |
| 77 030 02 0186 000 | 18227 PARKSHORE DR | 05/20/2022 | 03-ARM'S LENGTH | \$950,000 | \$352,100 | 37.06 | \$808,114 | \$348,356 | \$206,470 | 95.1 | 176.0 | \$3,665 |
| 77 031 01 0246 000 | 48427 BINGHAMPTON DR | 01/27/2023 | 03-ARM'S LENGTH | \$750,000 | \$363,200 | 48.43 | \$831,306 | \$154,776 | \$236,082 | 108.7 | 163.6 | \$1,424 |
| 77 031 01 0268 000 | 48252 BINGHAMPTON CT | 07/01/2022 | 03-ARM'S LENGTH | \$929,000 | \$363,400 | 39.12 | \$832,828 | \$315,530 | \$219,358 | 101.0 | 132.4 | \$3,124 |
| 77 031 01 0304 000 | 17510 WILLIAMSBURG CT | 09/23/2021 | 03-ARM'S LENGTH | \$1,100,000 | \$415,600 | 37.78 | \$960,116 | \$369,370 | \$229,486 | 105.7 | 152.5 | \$3,496 |
| 77 031 01 0332 000 | 17922 RIDGEVIEW DR | 05/13/2022 | 03-ARM'S LENGTH | \$1,100,000 | \$415,300 | 37.75 | \$951,744 | \$397,733 | \$249,477 | 135.1 | 143.5 | \$2,943 |
| 77 031 02 0341 000 | 18053 DEVONSHIRE CT | 09/23/2021 | 03-ARM'S LENGTH | \$1,150,000 | \$487,900 | 42.43 | \$1,124,008 | \$446,535 | \$420,543 | 193.6 | 142.4 | \$2,306 |
| 77 031 02 0368 000 | 49200 PARKSHORE CT | 08/19/2021 | 03-ARM'S LENGTH | \$780,000 | \$314,100 | 40.27 | \$739,024 | \$253,234 | \$212,258 | 115.0 | 277.1 | \$2,203 |
| Totals: | | | | \$14,546,000 | \$5,955,900 | | \$13,815,621 | \$4,245,276 | \$3,514,897 | 1,691.5 | | |
| | | | | | | Sale. Ratio => | 40.95 | | Average | | | |
| | | | | | | Std. Dev. => | 3.44 | | per FF=> | \$2,510 | | |

06903 TERRACES AT NORTHVILLE RIDGE

| | | | |
|-------------|-------------------------|----------------|----------|
| | Final Site Value | Site Analysis: | \$74,146 |
| 2024 | 74000 | | |
| 2023 | 61700 | | |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|--------------------|------------|-----------------|------------|----------------|---------------|----------------|---------------|-----------------|
| 77 069 03 0001 000 | 16901 CARRIAGE WAY | 08/23/2021 | 03-ARM'S LENGTH | \$230,000 | \$89,700 | 39.00 | \$200,163 | \$91,537 | \$61,700 |
| 77 069 03 0005 000 | 16885 CARRIAGE WAY | 04/01/2022 | 03-ARM'S LENGTH | \$235,000 | \$100,500 | 42.77 | \$223,966 | \$72,734 | \$61,700 |
| 77 069 03 0020 000 | 16817 CARRIAGE WAY | 05/16/2022 | 03-ARM'S LENGTH | \$250,000 | \$100,500 | 40.20 | \$223,966 | \$87,734 | \$61,700 |
| 77 069 03 0039 000 | 16749 CARRIAGE WAY | 09/16/2021 | 03-ARM'S LENGTH | \$222,000 | \$95,100 | 42.84 | \$211,380 | \$72,320 | \$61,700 |
| 77 069 03 0039 000 | 16749 CARRIAGE WAY | 03/24/2022 | 03-ARM'S LENGTH | \$250,000 | \$95,100 | 38.04 | \$211,380 | \$100,320 | \$61,700 |
| 77 069 03 0043 000 | 16741 Carriage Way | 03/04/2022 | 03-ARM'S LENGTH | \$220,000 | \$89,700 | 40.77 | \$200,163 | \$81,537 | \$61,700 |
| 77 069 03 0050 000 | 16713 Carriage Way | 09/15/2022 | 03-ARM'S LENGTH | \$267,000 | \$100,500 | 37.64 | \$223,966 | \$104,734 | \$61,700 |
| 77 069 03 0053 000 | 16707 CARRIAGE WAY | 09/10/2021 | 03-ARM'S LENGTH | \$232,000 | \$101,100 | 43.58 | \$223,966 | \$69,734 | \$61,700 |
| 77 069 03 0056 000 | 16701 CARRIAGE WAY | 03/17/2022 | 03-ARM'S LENGTH | \$250,000 | \$101,100 | 40.44 | \$223,966 | \$87,734 | \$61,700 |
| 77 069 03 0056 000 | 16701 CARRIAGE WAY | 03/02/2023 | 03-ARM'S LENGTH | \$251,000 | \$100,500 | 40.04 | \$223,966 | \$88,734 | \$61,700 |
| 77 069 03 0059 000 | 16695 Carriage Way | 10/21/2021 | 03-ARM'S LENGTH | \$230,000 | \$101,100 | 43.96 | \$223,966 | \$67,734 | \$61,700 |
| 77 069 03 0060 000 | 16693 Carriage Way | 05/26/2022 | 03-ARM'S LENGTH | \$236,000 | \$90,000 | 38.14 | \$200,163 | \$97,537 | \$61,700 |
| 77 069 03 0067 000 | 16716 DOVER DR | 11/05/2021 | 03-ARM'S LENGTH | \$215,000 | \$89,700 | 41.72 | \$200,163 | \$76,537 | \$61,700 |
| 77 069 03 0078 000 | 16692 DOVER DR | 02/24/2023 | 03-ARM'S LENGTH | \$202,000 | \$90,000 | 44.55 | \$200,163 | \$63,537 | \$61,700 |
| 77 069 03 0088 000 | 16730 DOVER DR | 07/14/2021 | 03-ARM'S LENGTH | \$210,000 | \$95,100 | 45.29 | \$211,380 | \$60,320 | \$61,700 |
| 77 069 03 0089 000 | 16728 Dover Dr. | 02/15/2023 | 03-ARM'S LENGTH | \$219,000 | \$100,500 | 45.89 | \$223,966 | \$56,734 | \$61,700 |
| 77 069 03 0094 000 | 16784 DOVER DR | 04/05/2022 | 03-ARM'S LENGTH | \$252,000 | \$94,900 | 37.66 | \$211,380 | \$102,320 | \$61,700 |
| 77 069 03 0096 000 | 16776 DOVER DR | 10/14/2022 | 03-ARM'S LENGTH | \$245,000 | \$90,000 | 36.73 | \$200,163 | \$106,537 | \$61,700 |
| 77 069 03 0101 000 | 16766 DOVER DR | 03/08/2023 | 03-ARM'S LENGTH | \$240,000 | \$100,500 | 41.88 | \$223,966 | \$77,734 | \$61,700 |
| 77 069 03 0104 000 | 16840 DOVER DR | 07/21/2022 | 03-ARM'S LENGTH | \$242,500 | \$100,500 | 41.44 | \$223,966 | \$80,234 | \$61,700 |
| 77 069 03 0108 000 | 16824 DOVER DR | 10/06/2021 | 03-ARM'S LENGTH | \$200,000 | \$89,700 | 44.85 | \$200,163 | \$61,537 | \$61,700 |
| 77 069 03 0117 000 | 16892 DOVER DR | 08/26/2021 | 03-ARM'S LENGTH | \$202,500 | \$95,100 | 46.96 | \$211,380 | \$52,820 | \$61,700 |
| 77 069 03 0121 000 | 16876 DOVER DR | 12/17/2021 | 03-ARM'S LENGTH | \$220,000 | \$89,700 | 40.77 | \$200,163 | \$81,537 | \$61,700 |
| 77 069 03 0132 000 | 16879 Dover Dr | 06/03/2021 | 03-ARM'S LENGTH | \$211,000 | \$91,300 | 43.27 | \$203,625 | \$69,075 | \$61,700 |
| 77 069 03 0151 000 | 15875 MORNINGSIDE | 08/16/2021 | 03-ARM'S LENGTH | \$215,000 | \$91,300 | 42.47 | \$203,625 | \$73,075 | \$61,700 |
| 77 069 03 0152 000 | 15877 MORNINGSIDE | 05/09/2022 | 03-ARM'S LENGTH | \$249,000 | \$102,200 | 41.04 | \$228,022 | \$82,678 | \$61,700 |
| 77 069 03 0166 000 | 15911 MORNINGSIDE | 01/28/2022 | 03-ARM'S LENGTH | \$210,000 | \$96,800 | 46.10 | \$215,119 | \$56,581 | \$61,700 |

| | | | | | | | | | |
|--------------------|-------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| 77 069 03 0171 000 | 15921 MORNINGSIDE | 07/09/2021 | 03-ARM'S LENGTH | \$210,000 | \$96,800 | 46.10 | \$215,119 | \$56,581 | \$61,700 |
| 77 069 03 0180 000 | 15945 MORNINGSIDE | 06/09/2022 | 03-ARM'S LENGTH | \$227,000 | \$92,800 | 40.88 | \$206,587 | \$82,113 | \$61,700 |
| 77 069 03 0187 000 | 15936 MORNINGSIDE | 06/08/2021 | 03-ARM'S LENGTH | \$205,000 | \$91,900 | 44.83 | \$204,862 | \$61,838 | \$61,700 |
| 77 069 03 0189 000 | 15940 MORNINGSIDE | 04/09/2021 | 03-ARM'S LENGTH | \$194,600 | \$97,400 | 50.05 | \$216,497 | \$39,803 | \$61,700 |
| 77 069 03 0200 000 | 15984 MORNINGSIDE | 11/03/2021 | 03-ARM'S LENGTH | \$220,000 | \$104,600 | 47.55 | \$231,579 | \$50,121 | \$61,700 |
| 77 069 03 0206 000 | 15972 Morningside | 03/20/2023 | 03-ARM'S LENGTH | \$250,000 | \$104,500 | 41.80 | \$233,339 | \$78,361 | \$61,700 |
| 77 069 03 0211 000 | 16015 Morningside | 01/14/2022 | 03-ARM'S LENGTH | \$218,250 | \$91,300 | 41.83 | \$203,625 | \$76,325 | \$61,700 |
| 77 069 03 0213 000 | 16011 MORNINGSIDE | 09/21/2022 | 03-ARM'S LENGTH | \$230,000 | \$96,500 | 41.96 | \$215,119 | \$76,581 | \$61,700 |
| 77 069 03 0215 000 | 16007 MORNINGSIDE | 02/14/2022 | 03-ARM'S LENGTH | \$212,000 | \$103,000 | 48.58 | \$228,022 | \$45,678 | \$61,700 |
| 77 069 03 0220 000 | 15997 MORNINGSIDE | 03/25/2022 | 03-ARM'S LENGTH | \$238,000 | \$96,800 | 40.67 | \$215,119 | \$84,581 | \$61,700 |
| 77 069 03 0224 000 | 16014 Morningside | 09/17/2021 | 03-ARM'S LENGTH | \$220,000 | \$103,900 | 47.23 | \$230,050 | \$51,650 | \$61,700 |
| 77 069 03 0231 000 | 16000 MORNINGSIDE | 09/08/2021 | 03-ARM'S LENGTH | \$235,000 | \$97,700 | 41.57 | \$216,990 | \$79,710 | \$61,700 |
| 77 069 03 0239 000 | 16038 Morningside | 12/21/2021 | 03-ARM'S LENGTH | \$219,000 | \$103,900 | 47.44 | \$230,050 | \$50,650 | \$61,700 |
| 77 069 03 0258 000 | 16023 MORNINGSIDE | 09/10/2021 | 03-ARM'S LENGTH | \$226,000 | \$92,100 | 40.75 | \$205,354 | \$82,346 | \$61,700 |
| Totals: | | | | \$9,310,850 | \$3,955,400 | | \$8,800,567 | \$3,039,983 | \$2,529,700 |
| | | | | | | Sale. Ratio => | 42.48 | | |
| | | | | | | Std. Dev. => | 3.23 | \$74,146 | |

06808 TOWNHOMES OF THE VILLAGE

Final Site Value
2024 110000
 2023 94500

Site Analysis: \$110,091

| Parcel Number | Street Address | Sale Date | Sale Price | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|---------------------|------------|--------------------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|------------------|
| 77 068 08 0064 000 | 47702 LELAND DR | 04/29/2021 | \$429,900 | 03-ARM'S LENGTH | \$429,900 | \$180,300 | 41.94 | \$398,877 | \$125,523 | \$94,500 |
| 77 068 08 0079 000 | 47719 ALDEN TER N | 04/23/2021 | \$348,215 | 03-ARM'S LENGTH | \$348,215 | \$177,100 | 50.86 | \$391,744 | \$50,971 | \$94,500 |
| 77 068 08 0091 000 | 47773 ALDEN TER N | 05/20/2021 | \$397,655 | 03-ARM'S LENGTH | \$397,655 | \$181,700 | 45.69 | \$402,114 | \$90,041 | \$94,500 |
| 77 068 08 0096 000 | 47753 ALDEN TER N | 05/25/2021 | \$349,900 | 03-ARM'S LENGTH | \$349,900 | \$177,100 | 50.61 | \$391,744 | \$52,656 | \$94,500 |
| 77 068 09 0058 000 | 47750 LELAND DR | 06/24/2022 | \$470,000 | 03-ARM'S LENGTH | \$470,000 | \$187,400 | 39.87 | \$399,631 | \$164,869 | \$94,500 |
| 77 068 09 0069 000 | 47753 HILLCREST DR | 05/31/2022 | \$460,000 | 03-ARM'S LENGTH | \$460,000 | \$182,600 | 39.70 | \$388,602 | \$165,898 | \$94,500 |
| 77 068 09 0070 000 | 47749 HILLCREST DR | 04/01/2022 | \$450,000 | 03-ARM'S LENGTH | \$450,000 | \$187,100 | 41.58 | \$398,877 | \$145,623 | \$94,500 |
| 77 068 09 0117 000 | 47656 ALDEN TERRACI | 12/19/2022 | \$385,500 | 03-ARM'S LENGTH | \$385,500 | \$185,300 | 48.07 | \$394,854 | \$85,146 | \$94,500 |
| Totals: | | | \$3,291,170 | | \$3,291,170 | \$1,458,600 | | \$3,166,443 | \$880,727 | \$756,000 |
| | | | | | | | Sale. Ratio => | 44.32 | | |
| | | | | | | | Std. Dev. => | 4.64 | \$110,091 | |

03706 VERONA PARK

(7) Parcels

Final Site Value
2024 363000
 2023 290000

Site Analysis: \$363,411

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|-----------------|------------|--------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| 77 037 06 0002 000 | 44302 VERONA LN | 08/13/2019 | \$305,000 | \$305,000 | \$149,100 | 48.89 | \$290,000 | \$305,000 | \$290,000 |
| 77 037 06 0003 000 | 44240 VERONA LN | 10/21/2022 | \$2,150,000 | \$2,150,000 | \$862,600 | 40.12 | \$1,879,671 | \$560,329 | \$290,000 |
| 77 037 06 0004 000 | 44104 VERONA LN | 10/27/2021 | \$1,710,000 | \$1,710,000 | \$696,900 | 40.75 | \$1,516,026 | \$483,974 | \$290,000 |
| 77 037 06 0009 000 | 44255 VERONA LN | 09/07/2021 | \$2,200,000 | \$2,200,000 | \$1,193,800 | 54.26 | \$2,603,158 | \$104,342 | \$507,500 |
| Totals: | | | \$6,365,000 | \$6,365,000 | \$2,902,400 | | \$6,288,855 | \$1,453,645 | \$1,377,500 |
| | | | | | | Sale. Ratio => | 45.60 | | |
| | | | | | | Std. Dev. => | 6.80 | \$363,411 | |

Expanded sales period due to lack of sales

06602 VILLAS AT ARCADIA RIDGE

Final Site Value
2024 141000
 2023 127000

Site Analysis: \$167,499
 Site 30%: \$141,281

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV 30% |
|--------------------|--------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|-----------------------|
| 77 066 02 0027 000 | 49302 RAINBOW LN S | 05/21/2021 | 03-ARM'S LENGTH | \$400,000 | \$201,300 | 50.33 | \$400,845 | \$126,155 | \$127,000 | 120000 |
| 77 066 02 0030 000 | 49189 RAINBOW LN N | 04/20/2022 | 03-ARM'S LENGTH | \$510,000 | \$204,000 | 40.00 | \$437,355 | \$199,645 | \$127,000 | 153000 |
| 77 066 02 0031 000 | 49167 RAINBOW LN N | 05/27/2022 | 03-ARM'S LENGTH | \$480,000 | \$195,400 | 40.71 | \$404,667 | \$202,333 | \$127,000 | 144000 |
| 77 066 02 0046 000 | 48849 RAINBOW LN S | 08/01/2022 | 03-ARM'S LENGTH | \$480,000 | \$207,700 | 43.27 | \$432,401 | \$193,649 | \$146,050 | 144000 |
| 77 066 02 0063 000 | 49087 RAINBOW LN S | 06/24/2021 | 03-ARM'S LENGTH | \$535,000 | \$216,200 | 40.41 | \$464,399 | \$216,651 | \$146,050 | 160500 |
| 77 066 02 0078 000 | 49297 RAINBOW LN S | 11/07/2022 | 03-ARM'S LENGTH | \$480,000 | \$207,200 | 43.17 | \$421,383 | \$160,217 | \$101,600 | 144000 |
| 77 066 02 0083 000 | 49198 Rainbow Ln S | 08/11/2021 | 03-ARM'S LENGTH | \$447,500 | \$211,400 | 47.24 | \$451,800 | \$122,700 | \$127,000 | 134250 |
| 77 066 02 0087 000 | 49142 RAINBOW LN S | 05/28/2021 | 03-ARM'S LENGTH | \$435,000 | \$207,400 | 47.68 | \$443,356 | \$118,644 | \$127,000 | 130500 |
| Totals: | | | | \$3,767,500 | \$1,650,600 | | \$3,456,206 | \$1,339,994 | \$1,028,700 | |
| | | | | | | Sale. Ratio => | 43.81 | | | |
| | | | | | | Std. Dev. => | 3.87 | Site Value | \$167,499 | Average 141281 |

05903 VILLAS AT NORTHVILLE HILLS CONDOS OFF THE GOLF COURSE

| | | | |
|-------------|-------------------------|----------------|----------------------|
| | Final Site Value | Site Analysis: | Standard Site |
| 2024 | 136000 | | \$136,913 |
| 2023 | 136000 | | |

UNITS OFF GOLF COURSE

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|--------------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| 77 059 02 0068 000 | 44993 S Broadmoor Circle | 08/19/2022 | 03-ARM'S LENGTH | \$540,000 | \$220,700 | 40.87 | \$490,552 | \$151,448 | \$102,000 |
| 77 059 02 0077 000 | 44945 S BROADMOOR CIR | 03/04/2022 | 03-ARM'S LENGTH | \$495,000 | \$263,800 | 53.29 | \$537,109 | \$59,891 | \$102,000 |
| 77 059 02 0083 000 | 44915 S BROADMOOR CIR | 09/02/2022 | 03-ARM'S LENGTH | \$470,000 | \$203,400 | 43.28 | \$450,629 | \$121,371 | \$102,000 |
| 77 059 02 0089 000 | 44883 BROADMOOR CIR S | 03/31/2022 | 03-ARM'S LENGTH | \$549,000 | \$224,200 | 40.84 | \$471,997 | \$179,003 | \$102,000 |
| 77 059 02 0095 000 | 44855 S BROADMOOR CIR | 11/04/2021 | 03-ARM'S LENGTH | \$485,000 | \$222,600 | 45.90 | \$477,457 | \$109,543 | \$102,000 |
| 77 059 02 0101 000 | 44848 S BROADMOOR CIR | 02/10/2022 | 03-ARM'S LENGTH | \$510,000 | \$239,700 | 47.00 | \$505,473 | \$126,927 | \$122,400 |
| 77 059 02 0102 000 | 44854 S Broadmoor Circle | 04/16/2021 | 03-ARM'S LENGTH | \$507,500 | \$232,300 | 45.77 | \$493,454 | \$136,446 | \$122,400 |
| 77 059 02 0105 000 | 44872 BROADMOOR CIR S | 04/22/2021 | 03-ARM'S LENGTH | \$520,000 | \$246,200 | 47.35 | \$522,030 | \$133,970 | \$136,000 |
| 77 059 02 0109 000 | 44896 Broadmoor CIR S | 09/29/2021 | 03-ARM'S LENGTH | \$496,000 | \$228,100 | 45.99 | \$484,003 | \$147,997 | \$136,000 |
| 77 059 02 0120 000 | 44968 Broadmoor CIR S | 03/03/2023 | 03-ARM'S LENGTH | \$575,000 | \$247,200 | 42.99 | \$546,105 | \$164,895 | \$136,000 |
| 77 059 02 0130 000 | 44701 Broadmoor CIR N | 08/17/2021 | 03-ARM'S LENGTH | \$535,000 | \$244,600 | 45.72 | \$521,105 | \$149,895 | \$136,000 |
| 77 059 02 0131 000 | 44695 Broadmoor CIR N | 12/17/2021 | 03-ARM'S LENGTH | \$530,000 | \$247,200 | 46.64 | \$556,231 | \$109,769 | \$136,000 |
| 77 059 02 0133 000 | 44683 BROADMOOR CIR N | 04/15/2022 | 03-ARM'S LENGTH | \$532,500 | \$240,600 | 45.18 | \$531,030 | \$137,470 | \$136,000 |
| 77 059 02 0137 000 | 44665 N BROADMOOR CIR | 04/12/2022 | 03-ARM'S LENGTH | \$535,000 | \$237,100 | 44.32 | \$522,984 | \$148,016 | \$136,000 |
| 77 059 02 0140 000 | 44647 N BROADMOOR CIR | 06/06/2022 | 03-ARM'S LENGTH | \$515,000 | \$248,900 | 48.33 | \$550,042 | \$100,958 | \$136,000 |
| 77 059 02 0144 000 | 44621 Broadmoor CIR N | 10/17/2022 | 03-ARM'S LENGTH | \$525,000 | \$237,500 | 45.24 | \$523,692 | \$137,308 | \$136,000 |
| 77 059 02 0157 000 | 44806 Broadmoor CIR S | 02/24/2023 | 03-ARM'S LENGTH | \$526,500 | \$221,200 | 42.01 | \$488,332 | \$160,568 | \$122,400 |
| 77 059 02 0162 000 | 44813 BROADMOOR CIR S | 08/02/2022 | 03-ARM'S LENGTH | \$546,500 | \$226,900 | 41.52 | \$502,090 | \$160,010 | \$115,600 |
| 77 059 02 0173 000 | 44481 BROADMOOR BLVD | 01/14/2022 | 03-ARM'S LENGTH | \$540,000 | \$230,900 | 42.76 | \$489,740 | \$165,860 | \$115,600 |
| Totals: | | | | \$9,933,000 | \$4,463,100 | | \$9,664,055 | \$2,601,345 | \$2,332,400 |
| | | | | | | Sale. Ratio => | 44.93 | | |
| | | | | | | Std. Dev. => | 3.01 | Site Value | \$136,913 |

05902 VILLAS AT NORTHVILLE HILLS CONDOS ON THE GOLF COURSE

Final Site Value
2023 178000
 2022 161000

Site Analysis: \$177,927

Units on the GC

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|-----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|------------------|
| 77 059 02 0009 000 | 44456 BROADMOOR BLVD | 05/21/2021 | 03-ARM'S LENGTH | \$510,000 | \$247,300 | 48.49 | \$536,691 | \$134,309 | \$161,000 |
| 77 059 02 0014 000 | 44486 BROADMOOR BLVD | 09/24/2022 | 03-ARM'S LENGTH | \$575,000 | \$251,400 | 43.72 | \$563,224 | \$172,776 | \$161,000 |
| 77 059 02 0016 000 | 44498 BROADMOOR BLVD | 03/22/2023 | 03-ARM'S LENGTH | \$600,000 | \$245,000 | 40.83 | \$548,472 | \$212,528 | \$161,000 |
| 77 059 02 0022 000 | 44550 N BROADMOOR CIR | 09/01/2021 | 03-ARM'S LENGTH | \$530,000 | \$235,900 | 44.51 | \$513,129 | \$177,871 | \$161,000 |
| 77 059 02 0023 000 | 44556 BROADMOOR CR N | 09/24/2021 | 03-ARM'S LENGTH | \$630,000 | \$267,500 | 42.46 | \$575,274 | \$215,726 | \$161,000 |
| 77 059 02 0042 000 | 44670 N BROADMOOR CIR | 03/03/2022 | 03-ARM'S LENGTH | \$555,000 | \$259,100 | 46.68 | \$561,648 | \$154,352 | \$161,000 |
| Totals: | | | | \$3,400,000 | \$1,506,200 | | \$3,298,438 | \$1,067,562 | \$966,000 |
| | | | | | | Sale. Ratio => | 44.30 | | |
| | | | | | | Std. Dev. => | 2.79 | \$177,927 | |

02501 WATERSTONE ESTATES

2024 **Final FF Value**
 1656
 2023 1753

FF Analysis: \$1,656

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|------------------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|--------------------|------------------|----------------|-------|------------|
| 77 025 01 0009 000 | 49652 WATERSTONE ESTATES CIR | 11/19/2021 | 03-ARM'S LENGTH | \$645,000 | \$283,600 | 43.97 | \$676,791 | \$181,736 | \$213,527 | 121.8 | 135.6 | \$1,492 |
| 77 025 01 0009 000 | 49652 WATERSTONE ESTATES CIR | 02/18/2022 | 03-ARM'S LENGTH | \$685,000 | \$283,600 | 41.40 | \$676,791 | \$221,736 | \$213,527 | 121.8 | 135.6 | \$1,820 |
| Totals: | | | | \$1,330,000 | \$567,200 | | \$1,353,582 | \$403,472 | \$427,054 | 243.6 | | |
| | | | | | | Sale. Ratio => | 42.65 | Average | | | | |
| | | | | | | Std. Dev. => | 1.82 | per FF=> | | \$1,656 | | |

01501 WHIPPLE-NORTHVILLE HILLS

Final FF Value
 2024 736
 2023 748

FF Analysis: \$999

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | LV 30% | |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|------------------|----------------|-------|----------------|--------------------|-------|
| 77 013 02 0005 000 | 20001 SPRINGWOOD ST | 03/18/2022 | 03-ARM'S LENGTH | \$540,000 | \$177,100 | 32.80 | \$409,528 | \$297,276 | \$166,804 | 223.0 | 173.7 | \$1,333 | 162000 | |
| 77 013 02 0017 000 | 20137 W WHIPPLE DR | 03/29/2022 | 03-ARM'S LENGTH | \$525,000 | \$214,200 | 40.80 | \$476,307 | \$201,036 | \$152,343 | 203.7 | 225.9 | \$987 | 157500 | |
| 77 013 02 0021 000 | 20172 W WHIPPLE DR | 03/25/2022 | 03-ARM'S LENGTH | \$515,000 | \$236,800 | 45.98 | \$526,193 | \$166,666 | \$177,859 | 237.8 | 216.7 | \$701 | 154500 | |
| 77 015 01 0011 002 | 47103 TIMBERLANE ST | 02/24/2023 | 03-ARM'S LENGTH | \$588,000 | \$185,500 | 31.55 | \$404,791 | \$277,700 | \$94,491 | 173.3 | 539.2 | \$1,602 | 176400 | |
| 77 015 99 0015 000 | 19850 WESTHILL ST | 12/09/2021 | 03-ARM'S LENGTH | \$440,000 | \$220,300 | 50.07 | \$489,218 | \$119,082 | \$168,300 | 225.0 | 198.0 | \$529 | 132000 | |
| Totals: | | | | \$2,608,000 | \$1,033,900 | | \$2,306,037 | \$1,061,760 | \$759,797 | 1,062.7 | | | 782400 | |
| | | | | | | Sale. Ratio => | 39.64 | Average | | | | Average | | |
| | | | | | | Std. Dev. => | 8.08 | per FF=> | | \$999 | | | per FF=> | \$736 |

05502 WHISPER WOOD

Final FF Value
2023 1061
 2022 1076

FF Analysis: \$1,061

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------|
| 77 055 02 0024 000 | 43050 STEEPLEVIEW ST | 06/16/2021 | 03-ARM'S LENGTH | \$465,000 | \$186,600 | 40.13 | \$427,609 | \$120,243 | \$82,852 | 77.0 | 129.4 | \$1,562 |
| 77 055 02 0025 000 | 43060 STEEPLEVIEW ST | 09/24/2022 | 03-ARM'S LENGTH | \$398,500 | \$175,200 | 43.96 | \$402,688 | \$80,292 | \$84,480 | 78.5 | 130.3 | \$1,023 |
| 77 055 02 0025 000 | 43060 STEEPLEVIEW ST | 02/21/2023 | 03-ARM'S LENGTH | \$390,000 | \$175,200 | 44.92 | \$402,688 | \$71,792 | \$84,480 | 78.5 | 130.3 | \$914 |
| 77 055 02 0046 000 | 42567 RAVINA LN | 11/02/2022 | 03-ARM'S LENGTH | \$509,000 | \$192,300 | 37.78 | \$441,164 | \$154,698 | \$86,862 | 80.7 | 195.4 | \$1,916 |
| 77 055 02 0052 000 | 42405 RAVINA LN | 10/18/2021 | 03-ARM'S LENGTH | \$485,000 | \$210,900 | 43.48 | \$484,204 | \$99,810 | \$99,014 | 92.0 | 111.0 | \$1,085 |
| 77 055 02 0059 000 | 42482 STEEPLEVIEW ST | 07/11/2022 | 03-ARM'S LENGTH | \$480,000 | \$192,700 | 40.15 | \$441,899 | \$124,109 | \$86,008 | 79.9 | 214.6 | \$1,553 |
| 77 055 02 0071 000 | 42660 STEEPLEVIEW ST | 11/23/2021 | 03-ARM'S LENGTH | \$509,825 | \$220,700 | 43.29 | \$489,662 | \$132,024 | \$111,861 | 104.0 | 187.3 | \$1,270 |
| 77 055 02 0072 000 | 42672 STEEPLEVIEW ST | 11/23/2022 | 03-ARM'S LENGTH | \$460,000 | \$198,000 | 43.04 | \$457,054 | \$112,017 | \$109,071 | 101.4 | 189.8 | \$1,105 |
| 77 055 02 0083 000 | 42845 INVERNESS CT | 06/30/2021 | 03-ARM'S LENGTH | \$366,500 | \$188,500 | 51.43 | \$432,955 | \$49,294 | \$115,749 | 107.6 | 124.9 | \$458 |
| 77 055 02 0092 000 | 42713 STEEPLEVIEW CT | 07/26/2021 | 03-ARM'S LENGTH | \$315,000 | \$173,100 | 54.95 | \$389,131 | \$20,543 | \$94,674 | 88.0 | 121.7 | \$233 |
| 77 055 02 0106 000 | 42461 STEEPLEVIEW ST | 04/29/2021 | 03-ARM'S LENGTH | \$400,000 | \$185,300 | 46.33 | \$424,379 | \$58,473 | \$82,852 | 77.0 | 159.0 | \$759 |
| Totals: | | | | \$4,778,825 | \$2,098,500 | | \$4,793,433 | \$1,023,295 | \$1,037,903 | 964.6 | | |
| | | | | | | Sale. Ratio => | 43.91 | | | Average | | |
| | | | | | | Std. Dev. => | 4.99 | | | per FF=> | \$1,061 | |

00405 WINDRIDGE SUB

Final FF Value
2024 **1757**
 2023 1189

FF Analysis: \$1,757

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|--------------------|------------|-----------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|--------------------|----------------|------------|
| 77 004 05 0002 000 | 19168 WINDRIDGE DR | 03/29/2022 | 03-ARM'S LENGTH | \$560,000 | \$211,600 | 37.79 | \$477,394 | \$187,824 | \$105,218 | 98.3 | 154.0 | \$1,910 |
| 77 004 05 0036 000 | 39427 WINDSOME DR | 05/11/2022 | 03-ARM'S LENGTH | \$485,000 | \$217,300 | 44.80 | \$462,998 | \$132,686 | \$110,684 | 93.1 | 166.7 | \$1,425 |
| 77 004 05 0078 000 | 19595 WINDRIDGE DR | 05/24/2021 | 03-ARM'S LENGTH | \$570,000 | \$220,600 | 38.70 | \$496,415 | \$194,554 | \$120,969 | 101.7 | 153.5 | \$1,912 |
| Totals: | | | | \$1,615,000 | \$649,500 | | \$1,436,807 | \$515,064 | \$336,871 | 293.2 | | |
| | | | | | | Sale. Ratio => | 40.22 | | | Average | | |
| | | | | | | Std. Dev. => | 3.82 | | | per FF=> | \$1,757 | |

036 WOODS OF EDENDERRY-PICKFORD MEADOWS-OAKS OF NORTHVILLE

Final FF Value
 2024 2300
 2023 1711

FF Analysis: \$2,338

ALL NEIGHBORHOODS

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|----------------|----------|
| 77 034 03 0006 000 | 18836 OAK LEAF LN | 11/04/2021 | 03-ARM'S LENGTH | \$1,100,000 | \$473,200 | 43.02 | \$1,000,780 | \$304,209 | \$204,989 | 119.8 | 216.5 | \$2,539 | '03403 |
| 77 034 03 0013 000 | 18913 OAK LEAF CT | 09/22/2021 | 03-ARM'S LENGTH | \$1,099,000 | \$466,300 | 42.43 | \$1,020,367 | \$314,078 | \$235,445 | 137.6 | 195.1 | \$2,283 | '03403 |
| 77 036 01 0018 000 | 17263 STONEBROOK DR | 08/19/2021 | 03-ARM'S LENGTH | \$805,449 | \$352,100 | 43.71 | \$802,399 | \$197,887 | \$194,837 | 113.9 | 220.3 | \$1,738 | '03601 |
| 77 036 02 0057 000 | 17738 STONEBROOK DR | 05/04/2022 | 03-ARM'S LENGTH | \$910,000 | \$351,800 | 38.66 | \$787,360 | \$289,360 | \$166,720 | 108.3 | 208.0 | \$2,673 | '03601 |
| 77 036 02 0058 000 | 17706 STONEBROOK DR | 05/26/2021 | 03-ARM'S LENGTH | \$803,000 | \$328,700 | 40.93 | \$751,200 | \$214,824 | \$163,024 | 105.9 | 221.3 | \$2,029 | '03601 |
| 77 036 02 0061 000 | 17610 STONEBROOK DR | 04/14/2022 | 03-ARM'S LENGTH | \$1,028,000 | \$381,200 | 37.08 | \$887,551 | \$310,608 | \$170,159 | 110.5 | 191.5 | \$2,811 | '03601 |
| 77 036 03 0066 000 | 17893 CRANBROOK CT | 07/29/2022 | 03-ARM'S LENGTH | \$1,250,000 | \$388,300 | 31.06 | \$869,094 | \$565,363 | \$184,457 | 107.8 | 239.2 | \$5,245 | '03601 |
| 77 036 04 0086 000 | 17730 STONEBROOK CT | 08/06/2021 | 03-ARM'S LENGTH | \$975,000 | \$396,100 | 40.63 | \$965,020 | \$198,190 | \$188,210 | 110.0 | 160.0 | \$1,802 | '03601 |
| 77 036 04 0094 000 | 17999 STONEBROOK CT | 08/26/2022 | 03-ARM'S LENGTH | \$905,000 | \$458,100 | 50.62 | \$1,025,993 | \$100,104 | \$221,097 | 117.5 | 185.8 | \$852 | '03601 |
| 77 036 04 0101 000 | 17623 STONEBROOK CT | 05/26/2021 | 03-ARM'S LENGTH | \$930,000 | \$400,400 | 43.05 | \$939,570 | \$192,328 | \$201,898 | 118.0 | 198.5 | \$1,630 | '03601 |
| Totals: | | | | \$9,805,449 | \$3,996,200 | | \$9,049,334 | \$2,686,951 | \$1,930,836 | 1,149.2 | | | |
| | | | | | Sale. Ratio => | 40.75 | | | Average | | | | |
| | | | | | Std. Dev. => | 5.05 | | | per FF=> | | | \$2,338 | |

Neighborhoods Broken Out

Woods of Edenderry

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|--------------|-------|----------------|----------|
| 77 036 01 0018 000 | 17263 STONEBROOK DR | 08/19/2021 | 03-ARM'S LENGTH | \$805,449 | \$352,100 | 43.71 | \$802,399 | \$197,887 | \$194,837 | 113.9 | 220.3 | \$1,738 | '03601 |
| 77 036 02 0057 000 | 17738 STONEBROOK DR | 05/04/2022 | 03-ARM'S LENGTH | \$910,000 | \$351,800 | 38.66 | \$787,360 | \$289,360 | \$166,720 | 108.3 | 208.0 | \$2,673 | '03601 |
| 77 036 02 0058 000 | 17706 STONEBROOK DR | 05/26/2021 | 03-ARM'S LENGTH | \$803,000 | \$328,700 | 40.93 | \$751,200 | \$214,824 | \$163,024 | 105.9 | 221.3 | \$2,029 | '03601 |
| 77 036 02 0061 000 | 17610 STONEBROOK DR | 04/14/2022 | 03-ARM'S LENGTH | \$1,028,000 | \$381,200 | 37.08 | \$887,551 | \$310,608 | \$170,159 | 110.5 | 191.5 | \$2,811 | '03601 |
| 77 036 03 0066 000 | 17893 CRANBROOK CT | 07/29/2022 | 03-ARM'S LENGTH | \$1,250,000 | \$388,300 | 31.06 | \$869,094 | \$565,363 | \$184,457 | 107.8 | 239.2 | \$5,245 | '03601 |
| 77 036 04 0086 000 | 17730 STONEBROOK CT | 08/06/2021 | 03-ARM'S LENGTH | \$975,000 | \$396,100 | 40.63 | \$965,020 | \$198,190 | \$188,210 | 110.0 | 160.0 | \$1,802 | '03601 |
| 77 036 04 0094 000 | 17999 STONEBROOK CT | 08/26/2022 | 03-ARM'S LENGTH | \$905,000 | \$458,100 | 50.62 | \$1,025,993 | \$100,104 | \$221,097 | 117.5 | 185.8 | \$852 | '03601 |
| 77 036 04 0101 000 | 17623 STONEBROOK CT | 05/26/2021 | 03-ARM'S LENGTH | \$930,000 | \$400,400 | 43.05 | \$939,570 | \$192,328 | \$201,898 | 118.0 | 198.5 | \$1,630 | '03601 |
| Totals: | | | | \$7,606,449 | \$3,056,700 | | \$7,028,187 | \$2,068,664 | \$1,490,402 | 891.8 | | | |
| | | | | | Sale. Ratio => | 40.19 | | | Average | | | | |
| | | | | | Std. Dev. => | 5.65 | | | per FF=> | | | \$2,320 | |

Oaks of Northville

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF | ECF Area |
|--------------------|-------------------|------------|-----------------|--------------------|--------------------------|---------------|--------------------|------------------|--------------------|--------------|-------|----------------|--------------------|
| 77 034 03 0006 000 | 18836 OAK LEAF LN | 11/04/2021 | 03-ARM'S LENGTH | \$1,100,000 | \$473,200 | 43.02 | \$1,000,780 | \$304,209 | \$204,989 | 119.8 | 216.5 | \$2,539 | '03403 |
| 77 034 03 0013 000 | 18913 OAK LEAF CT | 09/22/2021 | 03-ARM'S LENGTH | \$1,099,000 | \$466,300 | 42.43 | \$1,020,367 | \$314,078 | \$235,445 | 137.6 | 195.1 | \$2,283 | '03403 |
| Totals: | | | | \$2,199,000 | \$939,500 | | \$2,021,147 | \$618,287 | \$440,434 | 257.4 | | | |
| | | | | | Sale. Ratio => | 42.72 | | | Average | | | | Average |
| | | | | | Std. Dev. => | 0.42 | | | per FF=> | | | \$2,402 | per FF=> |

05202 WOODSIDE VILLAGE

Final Site Value
 2024 164000
 2023 171000

Site Analysis: \$164,265

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|---------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|------------------|
| 77 052 02 0030 000 | 40292 WOODSIDE DR N | 09/14/2021 | 03-ARM'S LENGTH | \$600,000 | \$274,600 | 45.77 | \$630,180 | \$140,820 | \$171,000 |
| 77 052 02 0082 000 | 40040 MILLPOND CT | 10/29/2021 | 03-ARM'S LENGTH | \$572,000 | \$234,100 | 40.93 | \$546,513 | \$196,487 | \$171,000 |
| 77 052 02 0100 000 | 16109 MAPLEWOOD CT | 06/16/2022 | 03-ARM'S LENGTH | \$500,000 | \$258,600 | 51.72 | \$517,326 | \$153,674 | \$171,000 |
| 77 052 02 0106 000 | 16173 OAKWOOD CT | 07/26/2021 | 03-ARM'S LENGTH | \$575,000 | \$249,200 | 43.34 | \$579,920 | \$166,080 | \$171,000 |
| Totals: | | | | \$2,247,000 | \$1,016,500 | | \$2,273,939 | \$657,061 | \$684,000 |
| | | | | | | Sale. Ratio => | 45.24 | | |
| | | | | | | Std. Dev. => | 4.63 | \$164,265 | |

05604 WOODS OF NORTHVILLE

Final Site Value
2024 83000
 2023 73000

Site Analysis: \$83,125

| Parcel Number | Street Address | Sale Date | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | LV @ 25% |
|--------------------|----------------------|------------|-----------------|------------------|------------------|--------------------------|------------------|------------------|-------------------|--------------|
| 77 056 04 0002 000 | 41611 BLAIRWOOD CIR | 02/24/2023 | 03-ARM'S LENGTH | \$330,000 | \$159,700 | 48.39 | \$320,773 | \$61,587 | \$52,360 | 82500 |
| 77 056 04 0029 000 | 41639 LAUREL OAKS CT | 03/09/2021 | 03-ARM'S LENGTH | \$335,000 | \$167,100 | 49.88 | \$351,569 | \$45,031 | \$61,600 | 83750 |
| Totals: | | | | \$665,000 | \$326,800 | | \$672,342 | \$106,618 | \$113,960 | |
| | | | | | | Sale. Ratio => | 49.14 | | | |
| | | | | | | Std. Dev. => | 1.05 | \$53,309 | Site Value | 83125 |

39/58 WOODLANDS NORTH-SOUTH SUB

Final FF Value
2024 **2074**
 2023 1750

FF Analysis: \$2,074

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Solc | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|--------------------|------------------------|------------|-----------------|---------------------|--------------------|--------------------------|---------------------|--------------------|--------------------|----------------|-------|------------|
| 77 039 01 0042 000 | 17409 OAK HILL DR | 04/23/2021 | 03-ARM'S LENGTH | \$780,000 | \$324,600 | 41.62 | \$744,267 | \$223,216 | \$187,483 | 107.1 | 147.0 | \$2,084 |
| 77 039 01 0049 000 | 17408 OAK HILL DR | 11/10/2022 | 03-ARM'S LENGTH | \$809,000 | \$374,100 | 46.24 | \$825,178 | \$227,399 | \$243,577 | 139.2 | 139.6 | \$1,634 |
| 77 039 01 0061 000 | 17340 OAK HILL CT | 09/30/2021 | 03-ARM'S LENGTH | \$700,000 | \$341,400 | 48.77 | \$784,911 | \$149,122 | \$234,033 | 133.7 | 150.1 | \$1,115 |
| 77 039 01 0062 000 | 17360 OAK HILL CT | 04/06/2022 | 03-ARM'S LENGTH | \$826,000 | \$344,400 | 41.69 | \$764,155 | \$263,375 | \$201,530 | 115.2 | 154.2 | \$2,287 |
| 77 039 01 0064 000 | 17400 OAK HILL CT | 04/21/2021 | 03-ARM'S LENGTH | \$836,000 | \$365,800 | 43.76 | \$841,721 | \$250,899 | \$256,620 | 122.2 | 145.2 | \$2,053 |
| 77 039 01 0089 000 | 17178 SPRING HILL CT | 10/07/2021 | 03-ARM'S LENGTH | \$820,000 | \$352,700 | 43.01 | \$827,543 | \$212,509 | \$220,052 | 104.8 | 162.3 | \$2,028 |
| 77 039 01 0092 000 | 44597 SPRING HILL RD | 04/27/2021 | 03-ARM'S LENGTH | \$635,000 | \$277,100 | 43.64 | \$635,237 | \$166,013 | \$166,250 | 95.0 | 146.8 | \$1,748 |
| 77 039 01 0100 000 | 44596 SPRING HILL RD | 06/03/2022 | 03-ARM'S LENGTH | \$860,000 | \$315,900 | 36.73 | \$704,757 | \$321,493 | \$166,250 | 95.0 | 142.3 | \$3,384 |
| 77 039 01 0106 000 | 44576 WHITE PINE CIR W | 10/18/2021 | 03-ARM'S LENGTH | \$636,000 | \$277,900 | 43.69 | \$636,005 | \$166,245 | \$166,250 | 95.0 | 140.0 | \$1,750 |
| 77 039 02 0114 000 | 17234 ORCHARD RIDGE RD | 03/02/2022 | 03-ARM'S LENGTH | \$760,000 | \$304,200 | 40.03 | \$699,264 | \$261,694 | \$200,958 | 114.8 | 139.4 | \$2,279 |
| 77 039 02 0119 000 | 17174 ORCHARD RIDGE RD | 08/23/2022 | 03-ARM'S LENGTH | \$762,000 | \$297,700 | 39.07 | \$662,312 | \$265,938 | \$166,250 | 95.0 | 140.0 | \$2,799 |
| 77 039 02 0139 000 | 44451 WHITE PINE CIR E | 05/26/2021 | 03-ARM'S LENGTH | \$700,000 | \$319,300 | 45.61 | \$730,657 | \$127,316 | \$157,973 | 100.3 | 148.7 | \$1,269 |
| 77 039 02 0139 000 | 44451 WHITE PINE CIR E | 09/27/2021 | 03-ARM'S LENGTH | \$721,000 | \$319,300 | 44.29 | \$730,657 | \$148,316 | \$157,973 | 100.3 | 148.7 | \$1,479 |
| 77 039 02 0143 000 | 44427 WHITE PINE CIR E | 02/08/2022 | 03-ARM'S LENGTH | \$677,000 | \$282,400 | 41.71 | \$647,361 | \$190,016 | \$160,377 | 101.8 | 140.0 | \$1,866 |
| 77 039 02 0154 000 | 44443 WHITE PINE CIR W | 12/27/2022 | 03-ARM'S LENGTH | \$665,000 | \$289,000 | 43.46 | \$643,578 | \$178,922 | \$157,500 | 100.0 | 141.0 | \$1,789 |
| 77 039 02 0167 000 | 44521 WHITE PINE CIR W | 11/12/2021 | 03-ARM'S LENGTH | \$670,000 | \$283,700 | 42.34 | \$650,358 | \$185,892 | \$166,250 | 95.0 | 170.0 | \$1,957 |
| 77 039 02 0170 000 | 44522 WHITE PINE CIR W | 04/26/2021 | 03-ARM'S LENGTH | \$665,000 | \$327,800 | 49.29 | \$757,495 | \$183,013 | \$275,508 | 157.4 | 119.2 | \$1,163 |
| 77 039 02 0175 000 | 44492 WHITE PINE CIR W | 08/16/2022 | 03-ARM'S LENGTH | \$860,000 | \$347,200 | 40.37 | \$767,852 | \$308,226 | \$216,078 | 123.5 | 147.0 | \$2,496 |
| 77 039 02 0189 000 | 18037 STONEBROOK DR | 02/11/2022 | 03-ARM'S LENGTH | \$885,000 | \$337,900 | 38.18 | \$772,977 | \$286,078 | \$174,055 | 99.5 | 142.8 | \$2,876 |
| 77 039 02 0208 000 | 44464 LARCHWOOD DR | 09/09/2022 | 03-ARM'S LENGTH | \$779,000 | \$333,300 | 42.79 | \$743,744 | \$208,249 | \$172,993 | 98.9 | 145.0 | \$2,107 |
| 77 039 02 0212 000 | 44569 LARCHWOOD DR | 10/03/2022 | 03-ARM'S LENGTH | \$735,000 | \$320,400 | 43.59 | \$715,218 | \$186,032 | \$166,250 | 95.0 | 157.1 | \$1,958 |
| 77 039 02 0232 000 | 17173 ORCHARD RIDGE RD | 03/15/2022 | 03-ARM'S LENGTH | \$705,000 | \$285,000 | 40.43 | \$654,049 | \$217,201 | \$166,250 | 95.0 | 140.0 | \$2,286 |
| 77 058 03 0007 000 | 45170 OAK FOREST DR | 10/28/2022 | 03-ARM'S LENGTH | \$755,900 | \$320,200 | 42.36 | \$660,600 | \$314,155 | \$218,855 | 125.1 | 148.9 | \$2,512 |
| 77 058 03 0042 000 | 44487 OAK FOREST DR | 11/16/2022 | 03-ARM'S LENGTH | \$830,000 | \$348,700 | 42.01 | \$724,296 | \$291,402 | \$185,698 | 106.1 | 159.4 | \$2,746 |
| 77 058 03 0059 000 | 16243 WHITE FIR CT | 06/04/2021 | 03-ARM'S LENGTH | \$778,000 | \$360,900 | 46.39 | \$787,879 | \$230,454 | \$240,333 | 109.9 | 145.0 | \$2,098 |
| 77 058 03 0071 000 | 45055 WALNUT RIDGE CT | 10/18/2022 | 03-ARM'S LENGTH | \$795,000 | \$325,600 | 40.96 | \$676,308 | \$286,774 | \$168,082 | 96.0 | 162.9 | \$2,986 |
| Totals: | | | | \$19,644,900 | \$8,376,500 | | \$18,788,379 | \$5,849,949 | \$4,993,428 | 2,820.7 | | |
| | | | | | | Sale. Ratio => | 42.64 | Average | | | | |
| | | | | | | Std. Dev. => | 2.94 | per FF=> | | \$2,074 | | |

05802 WOODLANDS SOUTH CONDOS

Final Site Value
2024 134000
 2023 112000

Site Analysis: \$134,073

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value |
|--------------------|----------------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| 77 058 02 0004 000 | 17060 BIRCHWOOD DR | 05/17/2022 | 03-ARM'S LENGTH | \$525,000 | \$225,800 | 43.01 | \$472,792 | \$164,208 | \$112,000 |
| 77 058 02 0014 000 | 44436 BIRCHWOOD CT | 03/17/2023 | 03-ARM'S LENGTH | \$460,000 | \$214,400 | 46.61 | \$466,317 | \$105,683 | \$112,000 |
| 77 058 02 0018 000 | 44457 BIRCHWOOD CT | 07/14/2021 | 03-ARM'S LENGTH | \$440,000 | \$198,200 | 45.05 | \$425,591 | \$126,409 | \$112,000 |
| 77 058 02 0038 000 | 44450 ASPEN RIDGE DR | 06/14/2022 | 03-ARM'S LENGTH | \$475,000 | \$196,100 | 41.28 | \$423,706 | \$163,294 | \$112,000 |
| 77 058 02 0053 000 | 16420 CYPRESS CT | 03/31/2022 | 03-ARM'S LENGTH | \$405,000 | \$233,500 | 57.65 | \$477,389 | \$39,611 | \$112,000 |
| 77 058 02 0061 000 | 16455 CYPRESS CT | 11/14/2022 | 03-ARM'S LENGTH | \$499,000 | \$227,000 | 45.49 | \$475,542 | \$135,458 | \$112,000 |
| 77 058 02 0081 000 | 17021 BIRCHWOOD DR | 01/23/2023 | 03-ARM'S LENGTH | \$465,000 | \$227,200 | 48.86 | \$476,092 | \$100,908 | \$112,000 |
| 77 058 02 0098 000 | 16936 SYCAMORE CT | 05/10/2021 | 03-ARM'S LENGTH | \$460,000 | \$208,200 | 45.26 | \$455,504 | \$116,496 | \$112,000 |
| 77 058 02 0142 000 | 44643 ASPEN RIDGE DR | 04/20/2021 | 03-ARM'S LENGTH | \$475,000 | \$216,600 | 45.60 | \$465,970 | \$121,030 | \$112,000 |
| 77 058 02 0145 000 | 16600 COTTONWOOD CT | 05/05/2021 | 03-ARM'S LENGTH | \$550,000 | \$232,500 | 42.27 | \$474,956 | \$187,044 | \$112,000 |
| 77 058 02 0159 000 | 16569 COTTONWOOD CT | 03/16/2023 | 03-ARM'S LENGTH | \$540,000 | \$224,700 | 41.61 | \$470,935 | \$181,065 | \$112,000 |
| 77 058 02 0161 000 | 16589 COTTONWOOD CT | 09/15/2021 | 03-ARM'S LENGTH | \$512,500 | \$230,400 | 44.96 | \$470,291 | \$154,209 | \$112,000 |
| 77 058 02 0166 000 | 44705 ASPEN RIDGE DR | 03/01/2022 | 03-ARM'S LENGTH | \$505,000 | \$205,500 | 40.69 | \$455,724 | \$161,276 | \$112,000 |
| 77 058 02 0174 000 | 44785 ASPEN RIDGE DR | 09/17/2021 | 03-ARM'S LENGTH | \$450,000 | \$200,900 | 44.64 | \$431,838 | \$130,162 | \$112,000 |
| 77 058 02 0187 000 | 44921 ASPEN RIDGE DR | 06/01/2021 | 03-ARM'S LENGTH | \$485,000 | \$223,300 | 46.04 | \$455,965 | \$124,235 | \$95,200 |
| Totals: | | | | \$7,246,500 | \$3,264,300 | | \$6,898,612 | \$2,011,088 | \$1,663,200 |
| | | | | | | Sale. Ratio => | 45.05 | | |
| | | | | | | Std. Dev. => | 4.09 | Site Value | \$134,073 |

AC1 E-W OF SHELDON

| 2024 | \$/ACRE | | | \$/ACRE |
|---------------|-----------|-------|---------|----------|
| 1 ac 160000 | \$160,000 | 5 ac | 375000 | \$75,000 |
| 1.5 ac 187500 | \$125,000 | 7 ac | 420000 | \$60,000 |
| 2 ac 200000 | \$100,000 | 10 ac | 600000 | \$60,000 |
| 2.5 ac 250000 | \$100,000 | 15 ac | 750000 | \$50,000 |
| 3 ac 275000 | \$91,666 | 20 ac | 1000000 | \$50,000 |
| 4 ac 368000 | \$92,000 | | | |

1 AC +/-

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|-------------------|------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------|--------------------------|-------------------|----------------------|--------------------|
| 77 014 99 0007 000 | W MAIN ST | 06/10/2022 | \$290,000 | \$75,000 | 25.86 | \$150,000 | \$290,000 | \$150,000 | 1.14 | \$254,386 | \$5.84 | '03299 | AC1 E-W OF SHELDON |
| 77 015 01 0002 001 | 19700 BECK RD | 06/14/2022 | \$515,000 | \$208,600 | 40.50 | \$463,207 | \$173,092 | \$121,763 | 1.75 | \$99,080 | \$2.27 | '03299 | AC1 E-W OF SHELDON |
| 77 015 99 0005 003 | 47230 7 MILE RD | 05/21/2021 | \$400,000 | \$152,200 | 38.05 | \$376,400 | \$175,065 | \$151,500 | 1.70 | \$102,979 | \$2.36 | '03299 | AC1 E-W OF SHELDON |
| 77 015 99 0018 000 | 46601 W MAIN ST | 05/28/2021 | \$780,000 | \$335,800 | 43.05 | \$773,681 | \$156,319 | \$150,000 | 1.27 | \$123,086 | \$2.83 | '01302 | AC1 E-W OF SHELDON |
| 77 016 01 0007 005 | 45882 7 MILE RD | 05/26/2021 | \$575,000 | \$202,500 | 35.22 | \$473,312 | \$222,849 | \$121,500 | 0.87 | \$256,148 | \$5.88 | '01601 | AC1 E-W OF SHELDON |
| 77 016 99 0003 703 | 46200 NEESON ST | 06/23/2022 | \$712,000 | \$239,400 | 33.62 | \$572,170 | \$289,235 | \$150,000 | 1.12 | \$258,246 | \$5.93 | '033XX | AC1 E-W OF SHELDON |
| 77 016 99 0013 000 | 46270 7 MILE RD | 08/13/2021 | \$365,000 | \$169,700 | 46.49 | \$366,760 | \$112,199 | \$114,000 | 0.91 | \$123,296 | \$2.83 | '013XX | AC1 E-W OF SHELDON |
| 77 035 99 0002 000 | 17966 BECK RD | 09/15/2021 | \$248,000 | \$95,300 | 38.43 | \$246,765 | \$100,099 | \$99,000 | 0.77 | \$129,999 | \$2.98 | '03299 | AC1 E-W OF SHELDON |
| 77 050 99 0002 000 | 40697 6 MILE RD | 02/14/2022 | \$300,000 | \$104,500 | 34.83 | \$253,100 | \$168,400 | \$121,500 | 0.81 | \$207,901 | \$4.77 | '049 | AC1 E-W OF SHELDON |
| 77 052 99 0017 001 | 15655 HAGGERTY RD | 07/09/2021 | \$280,000 | \$149,200 | 53.29 | \$311,688 | \$64,312 | \$96,000 | 0.64 | \$100,488 | \$2.31 | '049 | AC1 E-W OF SHELDON |
| Totals: | | | \$4,465,000 | \$1,732,200 | | \$3,987,083 | \$1,751,570 | \$1,275,263 | 10.98 | | | | |
| | | | | | Sale. Ratio => | 38.80 | | | | Average | | Average | |
| | | | | | Std. Dev. => | 7.55 | | | | per Net Acre=> | 159,567.28 | per SqFt=> | \$3.66 |

2 AC +/-

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|---------------------|------------|--------------------|--------------------|--------------------------|--------------------|------------------|------------------|-------------|--------------------------|-------------------|----------------------|--------------------|
| 77 016 01 0014 000 | 19639 Clement Rd | 05/26/2021 | \$475,000 | \$179,000 | 37.68 | \$424,348 | \$250,370 | \$200,000 | 2.87 | \$87,389 | \$2.01 | '01601 | AC1 E-W OF SHELDON |
| 77 035 99 0012 001 | 46878 6 MILE RD | 09/20/2022 | \$357,500 | \$156,400 | 43.75 | \$326,275 | \$184,975 | \$153,750 | 1.98 | \$93,422 | \$2.14 | '03299 | AC1 E-W OF SHELDON |
| 77 038 99 0013 701 | 18585 SHELDON RD | 06/14/2022 | \$3,900,000 | \$1,686,400 | 43.24 | \$3,776,281 | \$298,265 | \$180,000 | 2.33 | \$128,011 | \$2.94 | '033XX | AC1 E-W OF SHELDON |
| 77 038 99 0014 000 | 44444 THORNAPPLE LN | 06/11/2021 | \$700,000 | \$216,400 | 30.91 | \$639,644 | \$242,914 | \$183,000 | 2.35 | \$103,368 | \$2.37 | '03899 | AC1 E-W OF SHELDON |
| Totals: | | | \$5,432,500 | \$2,238,200 | | \$5,166,548 | \$976,524 | \$716,750 | 9.53 | | | | |
| | | | | | Sale. Ratio => | 41.20 | | | | Average | | Average | |
| | | | | | Std. Dev. => | 5.99 | | | | per Net Acre=> | 102,522.20 | per SqFt=> | \$2.35 |

4 AC +/-

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|-------------------|------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------|--------------------------|------------------|----------------------|--------------------|
| 77 003 99 0028 000 | 19450 PIERSON DR | 02/25/2022 | \$950,000 | \$333,700 | 35.13 | \$722,576 | \$456,379 | \$229,500 | 4.21 | \$108,404 | \$2.49 | '003XX | AC1 E-W OF SHELDON |
| 77 034 99 0015 710 | 18910 BECK RD | 11/04/2022 | \$775,000 | \$243,400 | 31.41 | \$517,165 | \$583,063 | \$326,000 | 4.72 | \$123,530 | \$2.84 | '025XX | AC1 E-W OF SHELDON |
| 77 034 99 0015 712 | 18750 BECK RD | 05/06/2021 | \$755,000 | \$309,300 | 40.97 | \$783,570 | \$273,930 | \$302,500 | 4.16 | \$65,849 | \$1.51 | '025XX | AC1 E-W OF SHELDON |
| 77 052 99 0002 001 | 15765 HAGGERTY RD | 07/09/2021 | \$500,000 | \$245,200 | 49.04 | \$498,323 | \$344,177 | \$342,500 | 4.85 | \$70,964 | \$1.63 | '049 | AC1 E-W OF SHELDON |
| Totals: | | | \$2,980,000 | \$1,131,600 | | \$2,521,634 | \$1,657,549 | \$1,200,500 | 17.94 | | | | |
| | | | | | Sale. Ratio => | 37.97 | | | | Average | | Average | |
| | | | | | Std. Dev. => | 7.69 | | | | per Net Acre=> | 92,394.04 | per SqFt=> | \$2.12 |

AC2 NAPIER-RIDGE-BECK-OUTLOTS

| | | | | | |
|---------------|--------|----------------|--------------|---------|----------------|
| 2024 | | \$/ACRE | | | \$/ACRE |
| 1 ac | 41000 | 41000 | 5 ac | 205000 | 41000 |
| 1.5 ac | 61500 | 41000 | 7 ac | 287000 | 41000 |
| 2 ac | 82000 | 41000 | 10 ac | 410000 | 41000 |
| 2.5 ac | 102500 | 41000 | 15 ac | 615000 | 41000 |
| 3 ac | 123000 | 41000 | 20 ac | 820000 | 30000 |
| 4 ac | 164000 | 41000 | 25 ac | 1025000 | 30000 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|-----------------|------------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|------------------|--------------------------|------------------|----------------------|---------------|----------|-------------------------------|
| 77 024 99 0001 003 | 49520 7 MILE RD | 05/17/2022 | 03-ARM'S LENGTH | \$595,000 | \$257,900 | 43.34 | \$555,921 | \$187,089 | \$148,010 | 3.61 | 3.61 | \$51,825 | \$1.19 | 'W.END | AC2 NAPIER-RIDGE-BECK-OUTLOTS |
| 77 025 99 0010 000 | 18819 RIDGE RD | 12/30/2021 | 03-ARM'S LENGTH | \$540,000 | \$232,000 | 42.96 | \$547,461 | \$142,292 | \$149,753 | 5.00 | 5.00 | \$28,458 | \$0.65 | 'W.END | AC2 NAPIER-RIDGE-BECK-OUTLOTS |
| 77 026 99 0011 000 | 8882 NAPIER RD | 04/21/2022 | 03-ARM'S LENGTH | \$599,000 | \$267,600 | 44.67 | \$599,572 | \$149,488 | \$150,060 | 5.00 | 5.00 | \$29,898 | \$0.69 | 'W.END | AC2 NAPIER-RIDGE-BECK-OUTLOTS |
| 77 026 99 0013 702 | 8800 NAPIER RD | 07/13/2022 | 03-ARM'S LENGTH | \$450,000 | \$173,800 | 38.62 | \$385,379 | \$147,031 | \$82,410 | 2.13 | 2.13 | \$69,029 | \$1.58 | 'W.END | AC2 NAPIER-RIDGE-BECK-OUTLOTS |
| 77 030 01 0003 000 | 49200 RIDGE CT | 11/08/2021 | 03-ARM'S LENGTH | \$399,900 | \$142,700 | 35.68 | \$378,531 | \$46,174 | \$24,805 | 0.61 | 0.61 | \$76,321 | \$1.75 | 'W.END | AC2 NAPIER-RIDGE-BECK-OUTLOTS |
| Totals: | | | | \$2,583,900 | \$1,074,000 | | \$2,466,864 | \$672,074 | \$555,038 | 16.35 | 16.35 | | | | |
| | | | | | | Sale. Ratio => | 41.57 | | | Average | | Average | | | |
| | | | | | | Std. Dev. => | 3.77 | | | per Net Acre=> | 41,118.02 | per SqFt=> | \$0.94 | | |

AC3 ACREAGE OUTLOTS

| 2024 | | \$/ACRE | | \$/ACRE | |
|--------|--------|---------|--------|---------|-------|
| 1 ac | 92500 | 92500 | 10 ac | 400000 | 40000 |
| 1.5 ac | 138750 | 92500 | 15 ac | 600000 | 40000 |
| 2 ac | 185000 | 92500 | 20 ac | 800000 | 40000 |
| 2.5 ac | 187500 | 75000 | 25 ac | 800000 | 32000 |
| 3 ac | 225000 | 75000 | 30 ac | 900000 | 30000 |
| 4 ac | 225000 | 50000 | 40 ac | 1000000 | 25000 |
| 5 ac | 250000 | 50000 | 50 ac | 1250000 | 25000 |
| 7 ac | 300000 | 42857 | 100 ac | 2500000 | 25000 |

AC 3 ACREAGE OUTLOTS

| Parcel Number | Street Address | Sale Date | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|--------------------|------------|--------------------|--------------------|---------------|--------------------------|--------------------|--------------------------|--------------|------------------|----------------------|---------------|---------------------|
| 77 018 01 0011 000 | 20120 WESTVIEW DR | 11/30/2021 | \$610,000 | \$226,500 | 37.13 | \$500,073 | \$300,268 | \$190,575 | 3.62 | \$82,878 | \$1.90 | '01801 | AC3 ACREAGE-OUTLOTS |
| 77 028 99 0004 001 | 50000 6 MILE RD | 08/31/2022 | \$650,000 | \$210,000 | 32.31 | \$420,000 | \$650,000 | \$420,000 | 6.20 | \$104,839 | \$2.41 | 'W.END | AC3 ACREAGE-OUTLOTS |
| 77 054 01 0042 005 | 16381 FRANKLIN RD | 04/23/2021 | \$488,000 | \$151,000 | 30.94 | \$385,902 | \$207,508 | \$105,500 | 1.61 | \$128,887 | \$2.96 | '05401 | AC3 ACREAGE-OUTLOTS |
| 77 054 02 0063 001 | 43450 RESERVOIR ST | 12/21/2022 | \$700,000 | \$270,400 | 38.63 | \$556,409 | \$306,472 | \$162,881 | 3.10 | \$98,958 | \$2.27 | '05402 | AC3 ACREAGE-OUTLOTS |
| 77 056 01 0064 301 | 15560 ROBINWOOD DR | 11/16/2021 | \$380,000 | \$155,800 | 41.00 | \$327,998 | \$150,921 | \$99,110 | 2.94 | \$51,404 | \$1.18 | '05601 | AC3 ACREAGE-OUTLOTS |
| Totals: | | | \$2,828,000 | \$1,013,700 | | \$2,190,382 | \$1,615,169 | \$978,066 | 17.47 | | | | |
| | | | | | | Sale. Ratio => | 35.85 | Average | | | Average | | |
| | | | | | | Std. Dev. => | 4.25 | per Net Acre=> | | 92,475.04 | per SqFt=> | \$2.12 | |

AC 3 ACREAGE OUTLOTS

| Parcel Number | Street Address | Sale Date | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|--------------------|------------|--------------------|------------------|---------------|--------------------------|------------------|--------------------------|-------------|------------------|----------------------|---------------|---------------------|
| 77 018 01 0011 000 | 20120 WESTVIEW DR | 11/30/2021 | \$610,000 | \$226,500 | 37.13 | \$500,073 | \$300,268 | \$190,575 | 3.62 | \$82,878 | \$1.90 | '01801 | AC3 ACREAGE-OUTLOTS |
| 77 054 02 0063 001 | 43450 RESERVOIR ST | 12/21/2022 | \$700,000 | \$270,400 | 38.63 | \$556,409 | \$306,472 | \$162,881 | 3.10 | \$98,958 | \$2.27 | '05402 | AC3 ACREAGE-OUTLOTS |
| 77 056 01 0064 301 | 15560 ROBINWOOD DR | 11/16/2021 | \$380,000 | \$155,800 | 41.00 | \$327,998 | \$150,921 | \$99,110 | 2.94 | \$51,404 | \$1.18 | '05601 | AC3 ACREAGE-OUTLOTS |
| Totals: | | | \$1,690,000 | \$652,700 | | \$1,384,480 | \$757,661 | \$452,566 | 9.66 | | | | |
| | | | | | | Sale. Ratio => | 38.62 | Average | | | Average | | |
| | | | | | | Std. Dev. => | 1.95 | per Net Acre=> | | 78,465.31 | per SqFt=> | \$1.80 | |

| Parcel Number | Street Address | Sale Date | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|-------------------|------------|--------------------|------------------|---------------|--------------------------|------------------|--------------------------|-------------|------------------|----------------------|---------------|-----------------------|
| 77 015 01 0029 301 | 19770 WESTHILL ST | 08/19/2021 | \$1,350,000 | \$638,300 | 47.28 | \$1,422,656 | \$128,844 | \$201,500 | 2.03 | \$63,470 | \$1.46 | '033XX | AC4 MISC PCLS-OUTLOTS |
| 77 028 99 0020 000 | 17191 Ridge RD | 08/19/2022 | \$400,000 | \$256,100 | 64.03 | \$530,423 | \$213,223 | \$343,646 | 2.76 | \$77,255 | \$1.77 | 'W.END | AC4 MISC PCLS-OUTLOTS |
| Totals: | | | \$1,750,000 | \$894,400 | | \$1,953,079 | \$342,067 | \$545,146 | 4.79 | | | | |
| | | | | | | Sale. Ratio => | 51.11 | Average | | | Average | | |
| | | | | | | Std. Dev. => | 11.84 | per Net Acre=> | | 71,412.73 | per SqFt=> | \$1.64 | |

AC4 MISC ACREAGE TABLE

| 2024 | | | \$/ACRE | | |
|--------|--------|-----------|---------|---------|----------|
| 1 ac | 169700 | \$169,700 | 10 ac | 750000 | \$75,000 |
| 1.5 ac | 225000 | \$150,000 | 15 ac | 750000 | \$50,000 |
| 2 ac | 225000 | \$112,500 | 20 ac | 800000 | \$40,000 |
| 2.5 ac | 225000 | \$90,000 | 25 ac | 800000 | \$32,000 |
| 3 ac | 225000 | \$75,000 | 30 ac | 900000 | \$35,000 |
| 4 ac | 300000 | \$75,000 | 40 ac | 1050000 | \$26,250 |
| 5 ac | 375000 | \$75,000 | 50 ac | 1250000 | \$25,000 |
| 7 ac | 525000 | \$75,000 | 100 ac | 2500000 | \$25,000 |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|-----------------|------------|-----------------|------------------|------------------|----------------|------------------|------------------|------------------|----------------|--------------|--------------|----------|-----------------------|
| 77 019 99 0001 002 | 48480 7 MILE RD | 10/07/2022 | 03-ARM'S LENGTH | \$650,000 | \$246,000 | 37.85 | \$537,722 | \$312,278 | \$200,000 | 1.84 | \$169,716 | \$3.90 | '025XX | AC4 MISC PCLS-OUTLOTS |
| Totals: | | | | \$650,000 | \$246,000 | | \$537,722 | \$312,278 | \$200,000 | 1.84 | | | | |
| | | | | | | Sale. Ratio => | 37.85 | | | Average | | Average | | |
| | | | | | | Std. Dev. => | | | | per Net Acre=> | 169,716.30 | per SqFt=> | \$3.90 | |

| Parcel Number | Street Address | Sale Date | Terms of Sale | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Land Table |
|--------------------|-------------------|------------|-------------------------|--------------------|------------------|----------------|--------------------|------------------|------------------|----------------|--------------|--------------|----------|-----------------------|
| 77 015 01 0029 301 | 19770 WESTHILL ST | 08/19/2021 | 03-ARM'S LENGTH | \$1,350,000 | \$638,300 | 47.28 | \$1,422,656 | \$128,844 | \$201,500 | 2.03 | \$63,470 | \$1.46 | '033XX | AC4 MISC PCLS-OUTLOTS |
| 77 028 99 0020 000 | 17191 Ridge RD | 08/19/2022 | MULTI PARCEL ARM'S LENG | \$400,000 | \$256,100 | 64.03 | \$530,423 | \$213,223 | \$343,646 | 2.76 | \$77,255 | \$1.77 | 'W.END | AC4 MISC PCLS-OUTLOTS |
| Totals: | | | | \$1,750,000 | \$894,400 | | \$1,953,079 | \$342,067 | \$545,146 | 4.79 | | | | |
| | | | | | | Sale. Ratio => | 51.11 | | | Average | | Average | | |
| | | | | | | Std. Dev. => | 11.84 | | | per Net Acre=> | 71,412.73 | per SqFt=> | \$1.64 | |