

Land Value Analysis

Enclosed are the land values and analysis for the basis of the assessments. Most sales are utilized over a two-year period, but may vary based on the sampling. Outliers and others may be removed from the analysis as not being a representative sampling. Units of comparison include, site value, rate per front foot, rate per acre, and rate per square foot. Various acceptable methods are utilized in deriving a unit of comparison and a typical rate.

Condominium Analysis

Direct sales comparison approach is utilized for condominiums based on a square foot or lineal foot method. Separate valuation conditions may be utilized to group certain types of properties together, including factors such as size, location, amenities, etc.

Economic Condition Factors

An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

An ECF must be determined and used in all cost appraisal situations where the *Assessor's Manual* is used. Saying "I didn't need to use an ECF because I used the new *Assessor's Manual*." Is not correct; even if the cost manual being utilized is brand new; it is a statewide manual and must be adjusted to local market conditions through the use of an ECF. It is also incorrect to indicate "I didn't need to use an ECF because I was valuing new construction" Again, an ECF must be used to adjust the statewide costs of the *Assessor's Manual* to local markets. An ECF must be used regardless of the age of the improvements being valued.

The single base for determining fair assessments is true cash value. What is the property worth? What would be the price an informed buyer would be willing to pay for the property in its condition and location? These are questions relating to true cash value. Assessments are to be set at 50% of the true cash value appraisals of each property. When appraising a mass of properties, the assessor frequently uses a cost-less-depreciation analysis and relates it to what properties are selling for through the use of an Economic Condition Factor (ECF). The ECF is derived by analyzing properties which have sold and comparing the cost less depreciation of the buildings to that portion of the sale prices attributable to those buildings. (This procedure will be discussed in detail later.) If there is a consistent relationship between the cost-less-depreciation analysis and the sale values of the buildings, this relationship is expressed as an ECF which is used to adjust the cost-less-depreciation estimates to what properties are selling for in the market.

An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the Assessors Manual and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

Residential Sections

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-020-000-780-01		06/30/25	\$10,000	WD	\$10,000	\$1,100	11.00	\$2,295	\$10,000	\$2,295	0.46	0.46	\$21,786
Totals:			\$10,000		\$10,000	\$1,100		\$2,295	\$10,000	\$2,295	0.46	0.46	
Average per Net Acre=>												21,786.49	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-021-000-250-00	3121 AARONS	06/11/25	\$16,000	WD	\$16,000	\$13,900	86.88	\$17,437	\$8,659	\$10,096	2.03	1.03	\$4,266
001-034-000-270-02	1301 S CO RD 489	06/26/25	\$15,000	WD	\$15,000	\$4,900	32.67	\$9,800	\$15,000	\$9,800	2.50	2.50	\$6,000
001-019-000-090-00		01/17/25	\$6,500	WD	\$6,500	\$4,200	64.62	\$10,280	\$6,500	\$10,280	2.65	2.65	\$2,453
001-034-000-370-00	4684 S BAY DR	06/26/25	\$17,000	WD	\$17,000	\$8,900	52.35	\$11,240	\$17,000	\$11,240	2.95	2.95	\$5,763
Totals:			\$54,500		\$54,500	\$31,900		\$48,757	\$47,159	\$41,416	10.13	9.13	
Average per Net Acre=>												4,655.38	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-023-000-120-02	TIMBER TRAIL CT	10/18/24	\$24,000	WD	\$24,000	\$7,800	32.50	\$18,088	\$24,000	\$18,088	4.76	4.76	\$5,042
001-021-000-390-02		04/11/24	\$34,000	WD	\$34,000	\$22,100	65.00	\$43,965	\$6,585	\$16,550	5.00	2.50	\$1,317
001-023-000-120-03	TIMBER TRAIL CT	11/15/24	\$21,000	WD	\$21,000	\$8,300	39.52	\$19,000	\$21,000	\$19,000	5.00	5.00	\$4,200
001-023-000-120-04	3910 TIMBER TRAIL CT	05/19/23	\$19,000	LC	\$19,000	\$6,500	34.21	\$23,036	\$19,000	\$19,000	5.00	5.00	\$3,800
001-024-000-020-00	3900 CO RD 489	06/12/24	\$11,255	WD	\$11,255	\$8,300	73.75	\$19,000	\$11,255	\$19,000	5.00	5.00	\$2,251
001-024-000-020-00	3900 CO RD 489	07/18/24	\$30,000	WD	\$30,000	\$8,300	27.67	\$19,000	\$30,000	\$19,000	5.00	5.00	\$6,000
001-024-000-210-01	6410 GRANDVIEW RD	10/30/23	\$25,000	WD	\$25,000	\$7,600	30.40	\$15,240	\$25,000	\$15,240	5.00	2.50	\$5,000
001-025-000-010-02	CO RD 612	07/19/23	\$27,500	WD	\$27,500	\$6,500	23.64	\$19,000	\$27,500	\$19,000	5.00	5.00	\$5,500
001-025-000-060-00		01/10/25	\$25,000	WD	\$25,000	\$8,300	33.20	\$19,000	\$25,000	\$19,000	5.00	5.00	\$5,000
001-026-000-065-00	CO RD 612	09/07/23	\$27,000	WD	\$27,000	\$6,500	24.07	\$19,000	\$27,000	\$19,000	5.00	5.00	\$5,400
001-023-000-156-05	3780 WILSON WAY	09/22/23	\$37,000	WD	\$37,000	\$11,200	30.27	\$31,136	\$24,874	\$19,010	5.01	5.01	\$4,965
001-034-000-380-01	S CO RD 489	07/24/25	\$28,000	WD	\$28,000	\$10,200	36.43	\$20,496	\$28,000	\$20,496	5.28	2.63	\$5,303
001-031-000-010-02		07/17/24	\$17,500	WD	\$17,500	\$8,800	50.29	\$19,300	\$17,500	\$19,300	5.70	5.70	\$3,070
Totals:			\$326,255		\$326,255	\$120,400		\$285,261	\$286,714	\$241,684	65.75	58.10	
Average per Net Acre=>												4,360.67	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-023-000-330-00	CO RD 491	06/14/23	\$75,000	WD	\$75,000	\$10,600	14.13	\$30,000	\$75,000	\$30,000	9.00	9.00	\$8,333
001-120-000-030-04		05/01/23	\$45,000	WD	\$45,000	\$11,900	26.44	\$34,275	\$45,000	\$34,275	9.95	9.95	\$4,523
001-007-000-300-14		07/18/23	\$38,000	WD	\$38,000	\$12,000	31.58	\$34,500	\$38,000	\$34,500	10.00	10.00	\$3,800
001-023-000-120-06	TIMBER TRAIL CT	06/09/23	\$38,000	LC	\$38,000	\$13,000	34.21	\$26,000	\$38,000	\$26,000	10.00	5.00	\$3,800
001-024-000-350-00	MELLBERY LN	04/29/24	\$28,000	WD	\$28,000	\$15,200	54.29	\$34,500	\$28,000	\$34,500	10.00	10.00	\$2,800
001-024-000-390-00		05/03/24	\$26,000	WD	\$26,000	\$13,200	50.77	\$34,500	\$26,000	\$34,500	10.00	10.00	\$2,600
001-024-000-410-00		02/23/24	\$15,000	WD	\$15,000	\$12,000	80.00	\$34,500	\$15,000	\$34,500	10.00	10.00	\$1,500
001-024-000-540-00		03/11/24	\$25,000	WD	\$25,000	\$12,000	48.00	\$34,500	\$25,000	\$34,500	10.00	10.00	\$2,500
001-024-000-540-00		04/12/24	\$40,000	WD	\$40,000	\$15,200	38.00	\$34,500	\$40,000	\$34,500	10.00	10.00	\$4,000
001-132-000-070-09		08/25/23	\$44,000	WD	\$44,000	\$21,700	49.32	\$47,893	\$30,607	\$34,500	10.00	10.00	\$3,061
001-025-000-100-01		03/28/25	\$35,000	WD	\$35,000	\$15,200	43.43	\$34,519	\$35,000	\$34,519	10.02	10.02	\$3,493
001-025-000-100-01		10/08/25	\$35,000	WD	\$35,000	\$17,300	49.43	\$34,519	\$35,000	\$34,519	10.02	10.02	\$3,493

001-025-000-100-02		03/28/25	\$23,500	WD	\$23,500	\$15,200	64.68	\$34,519	\$23,500	\$34,519	10.02	10.02	\$2,345
001-003-000-010-07		09/05/23	\$34,500	WD	\$34,500	\$12,100	35.07	\$34,567	\$34,500	\$34,567	10.07	10.07	\$3,426
001-013-000-350-00	4216 CO RD 489	11/01/24	\$60,000	WD	\$60,000	\$15,500	25.83	\$34,785	\$60,000	\$34,785	10.30	10.30	\$5,825
001-013-000-350-00	4216 CO RD 489	09/05/25	\$65,000	WD	\$65,000	\$17,400	26.77	\$34,785	\$65,000	\$34,785	10.30	10.30	\$6,311
001-007-000-400-40		04/04/25	\$32,000	WD	\$32,000	\$17,400	54.38	\$34,871	\$32,000	\$34,871	10.39	10.39	\$3,080
001-007-000-400-40		08/27/25	\$32,000	WD	\$32,000	\$17,400	54.38	\$34,871	\$32,000	\$34,871	10.39	10.39	\$3,080
001-034-000-270-02	1301 S CO RD 489	06/06/25	\$30,000	PTA	\$30,000	\$24,000	80.00	\$41,536	\$30,000	\$41,536	10.73	2.50	\$2,796
001-018-000-025-03	1686 AARONS RD	05/16/24	\$37,500	WD	\$37,500	\$16,300	43.47	\$35,640	\$37,500	\$35,640	11.20	11.20	\$3,348
001-018-000-020-11	MERIDIAN LINE RD	06/06/25	\$55,000	WD	\$55,000	\$18,000	32.73	\$36,049	\$55,000	\$36,049	11.63	11.63	\$4,729
Totals:			\$813,500		\$813,500	\$322,600		\$735,829	\$800,107	\$722,436	214.02	200.79	
											Average per Net Acre=>		3,738.47

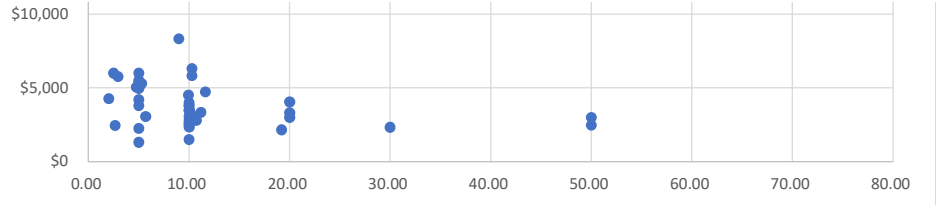
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-014-000-120-00		11/22/24	\$41,500	WD	\$41,500	\$29,000	69.88	\$57,920	\$41,500	\$57,920	19.20	9.20	\$2,161
001-003-000-350-00	4583 ELLSWORTH RD	06/13/24	\$81,000	WD	\$81,000	\$24,000	29.63	\$44,000	\$81,000	\$44,000	20.00	20.00	\$4,050
001-011-000-120-00		06/26/24	\$66,400	WD	\$66,400	\$24,000	36.14	\$44,000	\$66,400	\$44,000	20.00	20.00	\$3,320
001-011-000-120-00		06/24/24	\$60,000	WD	\$60,000	\$24,000	40.00	\$44,000	\$60,000	\$44,000	20.00	20.00	\$3,000
Totals:			\$248,900		\$248,900	\$101,000		\$189,920	\$248,900	\$189,920	79.20	69.20	
											Average per Net Acre=>		3,142.68

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-014-000-020-00		08/16/24	\$70,000	LC	\$70,000	\$45,600	65.14	\$91,200	\$70,000	\$91,200	30.00	10.00	\$2,333
Totals:			\$70,000		\$70,000	\$45,600		\$91,200	\$70,000	\$91,200	30.00	10.00	
											Average per Net Acre=>		2,333.33

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-011-000-010-01	5965 AGREN RD	12/12/24	\$149,900	WD	\$149,900	\$0	0.00	\$100,000	\$149,900	\$100,000	50.00	50.00	\$2,998
001-011-000-060-20		10/27/23	\$124,000	WD	\$124,000	\$44,000	35.48	\$88,000	\$124,000	\$88,000	50.00	40.00	\$2,480
001-033-000-710-00	FLEMING RD	09/04/24	\$540,000	WD	\$540,000	\$195,100	36.13	\$390,144	\$540,000	\$390,144	210.09	40.00	\$2,570
Totals:			\$813,900		\$813,900	\$239,100		\$578,144	\$813,900	\$578,144	310.09	130.00	
											Average per Net Acre=>		2,624.72



Acres	Value	\$ per Acre
1.00	\$10,000	\$10,000
1.50	\$10,600	\$7,067
2.00	\$11,200	\$5,600
2.50	\$11,750	\$4,700
3.00	\$15,200	\$5,067
4.00	\$18,600	\$4,650
5.00	\$22,000	\$4,400
7.00	\$29,000	\$4,143
10.00	\$37,000	\$3,700



15.00	\$52,500	\$3,500
20.00	\$62,000	\$3,100
25.00	\$66,000	\$2,640
30.00	\$70,000	\$2,333
40.00	\$96,000	\$2,400
50.00	\$125,000	\$2,500
100.00	\$250,000	\$2,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF
001-250-000-023-00	2641 BIG ANTLE RD	08/08/24	\$8,250	WD	\$8,250	\$13,400	162.42	\$5,500	\$8,250	\$5,500	100.0	400.0	\$83
001-330-000-067-00		08/23/24	\$11,500	WD	\$11,500	\$5,900	51.30	\$11,000	\$11,500	\$11,000	200.0	250.0	\$58
001-330-000-144-00	BIG BUCK DR	07/12/24	\$6,000	WD	\$6,000	\$3,000	50.00	\$5,500	\$6,000	\$5,500	100.0	250.0	\$60
001-330-000-180-00		03/19/24	\$6,000	WD	\$6,000	\$5,100	85.00	\$11,000	\$6,000	\$11,000	200.0	300.0	\$30
001-340-000-031-00		07/07/23	\$5,000	WD	\$5,000	\$2,600	52.00	\$5,500	\$5,000	\$5,500	100.0	200.0	\$50
001-350-000-037-00	SHERIDAN RD	05/31/23	\$11,500	LC	\$11,500	\$2,600	22.61	\$5,500	\$11,500	\$5,500	100.0	346.0	\$115
001-482-000-008-01		10/31/23	\$5,500	WD	\$5,500	\$5,100	92.73	\$10,098	\$5,500	\$10,098	198.0	510.0	\$28
001-484-000-001-00		01/05/24	\$7,500	WD	\$7,500	\$3,800	50.67	\$8,250	\$7,500	\$8,250	150.0	0.0	\$50
001-520-000-006-00	2810 KNEELAND ST	08/11/23	\$15,000	WD	\$15,000	\$6,000	40.00	\$12,870	\$15,000	\$12,870	234.0	142.0	\$64
001-538-000-011-01	CO RD 612	12/02/24	\$6,000	WD	\$6,000	\$6,300	105.00	\$11,825	\$6,000	\$11,825	215.0	200.0	\$28
001-545-000-106-00		08/21/23	\$4,700	WD	\$4,700	\$2,700	57.45	\$5,830	\$4,700	\$5,830	106.0	118.0	\$44
001-565-000-030-00		04/10/23	\$8,000	WD	\$8,000	\$5,000	62.50	\$9,945	\$8,000	\$9,945	195.0	495.0	\$41
001-565-000-030-00		10/17/24	\$7,500	WD	\$7,500	\$2,800	37.33	\$5,225	\$7,500	\$5,225	95.0	200.0	\$79
001-565-000-131-01	PINECREST DR	04/21/23	\$13,000	WD	\$13,000	\$7,700	59.23	\$16,500	\$13,000	\$16,500	300.0	294.0	\$43
001-606-000-006-00	4363 MONTMORENCY ST	08/06/24	\$11,800	WD	\$11,800	\$3,500	29.66	\$6,600	\$11,800	\$6,600	120.0	120.0	\$98
Totals:			\$127,250		\$127,250	\$75,500		\$131,143	\$127,250	\$131,143	2,413.0		
Average per FF=>											\$53		

Residential Subs Top Tier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-306-000-004-00		07/09/25	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$5,300	46.09	\$10,575	\$11,500	\$10,575	75.0	150.0	\$153
001-306-000-004-00		10/20/25	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$5,300	29.44	\$10,575	\$18,000	\$10,575	75.0	150.0	\$240
001-460-000-026-00		11/10/23	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$2,600	29.21	\$14,100	\$8,900	\$14,100	100.0	200.0	\$89
001-460-000-068-00		09/03/24	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$7,500	83.33	\$15,510	\$9,000	\$15,510	110.0	236.0	\$82
Totals:			\$47,400			\$47,400	\$20,700		\$50,760	\$47,400	\$50,760	360.0		
												Average per FF=>		\$132

Vacant Sales

Improved Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-019-000-250-00	1983 LAKEWOOD DR	06/19/24	\$505,000	WD	\$505,000	\$119,300	23.62	\$377,782	\$256,098	\$128,880	60.0	149.0	\$4,268
001-020-000-260-00	2425 CO RD 612	10/31/24	\$659,000	WD	\$659,000	\$226,700	34.40	\$513,773	\$338,547	\$193,320	90.0	0.0	\$3,762
001-020-000-310-00	2343 CO RD 612	07/07/23	\$565,000	WD	\$565,000	\$190,600	33.73	\$502,863	\$276,937	\$214,800	100.0	0.0	\$2,769
001-027-000-410-00	2236 S CO RD 489	05/24/24	\$910,000	WD	\$910,000	\$226,000	24.84	\$710,082	\$414,718	\$214,800	100.0	600.0	\$4,147
001-028-000-310-03	3184 SANDPIPER LN	04/21/23	\$585,000	WD	\$585,000	\$209,000	35.73	\$551,546	\$257,362	\$223,908	104.2	0.0	\$2,469
001-028-000-310-06	3230 SANDPIPER LN	05/07/24	\$140,000	WD	\$140,000	\$55,000	39.29	\$107,400	\$140,000	\$107,400	50.0	297.0	\$2,800
001-028-000-430-00	2205 LAURA DR	05/03/24	\$170,000	WD	\$170,000	\$170,900	100.53	\$367,801	\$16,999	\$214,800	100.0	0.0	\$170
001-029-000-070-00	2312 VEEDER RD	04/28/23	\$610,000	WD	\$610,000	\$230,200	37.74	\$681,211	\$232,516	\$303,727	141.4	342.0	\$1,644
001-032-000-450-00	2042 COBB RD	06/14/23	\$675,000	WD	\$675,000	\$213,600	31.64	\$654,216	\$304,320	\$283,536	132.0	0.0	\$2,305
001-033-000-550-00	1609 FLEMING RD	10/30/24	\$675,000	WD	\$675,000	\$194,600	28.83	\$452,970	\$350,910	\$128,880	60.0	200.0	\$5,849
001-033-000-570-00	1525 FLEMING RD	05/15/23	\$550,000	WD	\$550,000	\$291,900	53.07	\$600,891	\$81,442	\$132,333	68.4	0.0	\$1,190
001-034-000-030-00	1950 S CO RD 489	06/13/24	\$700,000	WD	\$700,000	\$257,000	36.71	\$645,630	\$347,808	\$293,438	136.6	919.2	\$2,546
001-303-000-001-00	2705 MARION ST	12/16/24	\$775,000	WD	\$775,000	\$220,300	28.43	\$582,708	\$484,420	\$292,128	136.0	200.0	\$3,562
001-305-000-002-00	2875 MARION ST	05/22/23	\$845,000	WD	\$845,000	\$241,500	28.58	\$646,334	\$413,466	\$214,800	100.0	200.0	\$4,135
001-435-000-010-00		08/04/23	\$280,000	WD	\$280,000	\$85,000	30.36	\$214,800	\$280,000	\$214,800	100.0	1045.0	\$2,800
001-446-000-002-00	1886 PARK DR	08/21/24	\$540,000	WD	\$540,000	\$169,900	31.46	\$416,450	\$348,231	\$224,681	104.6	458.9	\$3,329
001-446-000-003-00	1908 COBB RD	06/19/24	#####	WD	#####	\$217,300	21.73	\$877,784	\$346,897	\$224,681	104.6	400.7	\$3,316
001-465-000-002-00	2031 CO RD 612	07/24/24	\$660,000	WD	\$660,000	\$317,400	48.09	\$731,973	\$142,827	\$214,800	100.0	380.0	\$1,428
001-470-000-011-01	3565 TWIN LAKES DR	07/15/24	#####	WD	#####	\$408,600	40.06	\$960,823	\$493,696	\$434,519	202.3	597.0	\$2,441
001-470-000-014-00	3631 TWIN LAKES DR	02/28/25	\$460,000	WD	\$460,000	\$196,200	42.65	\$433,877	\$240,923	\$214,800	100.0	620.0	\$2,409
001-470-000-016-00	3701 TWIN LAKES DR	09/27/23	\$689,000	WD	\$689,000	\$219,900	31.92	\$578,836	\$324,964	\$214,800	100.0	592.0	\$3,250
001-503-000-004-00	2462 LAKEVIEW AVE	03/22/24	\$320,000	WD	\$320,000	\$95,700	29.91	\$251,055	\$183,004	\$114,059	53.1	100.0	\$3,446
001-507-000-003-00	2570 LAKEVIEW AVE	08/21/23	\$709,000	WD	\$709,000	\$268,100	37.81	\$707,734	\$235,398	\$234,132	109.0	104.0	\$2,160
001-508-000-001-01	4210 OAKWOOD CT	01/17/25	\$549,000	WD	\$549,000	\$0	0.00	\$375,080	\$277,883	\$103,963	48.4	104.0	\$5,741
001-510-000-004-00	4133 ASPEN CT	05/14/24	\$410,000	WD	\$410,000	\$178,900	43.63	\$423,722	\$93,678	\$107,400	50.0	100.0	\$1,874
001-512-000-003-01	2786 LAKEVIEW AVE	05/17/23	\$500,000	MLC	\$500,000	\$243,600	48.72	\$643,783	\$101,089	\$244,872	114.0	125.0	\$887
001-550-000-005-00	1115 LAGOON AVE	08/02/24	\$829,000	WD	\$829,000	\$240,700	29.03	\$547,533	\$496,267	\$214,800	100.0	0.0	\$4,963
001-550-000-007-00	1145 LAGOON AVE	09/20/23	\$630,000	WD	\$630,000	\$187,000	29.68	\$509,396	\$335,404	\$214,800	100.0	240.0	\$3,354
		Totals:	#####		#####	\$5,674,900		\$15,068,053	\$7,815,804	\$5,923,857	2,764.7		
											Average per FF=>		\$2,827

Wolf Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-035-000-018-00		12/15/23	\$45,000	WD	\$45,000	\$12,900	28.67	\$56,100	\$45,000	\$56,100	110.0	196.0	\$409
001-035-000-060-00	1970 Highbank Tr	09/01/23	\$10,000	WD	\$10,000	\$4,100	41.00	\$17,850	\$10,000	\$17,850	35.0	200.0	\$286
001-035-000-240-06	BIG WOLF LAKE RD	10/30/24	\$31,000	WD	\$31,000	\$58,500	188.71	\$77,316	\$31,000	\$77,316	151.6	241.5	\$204
001-035-000-240-06	BIG WOLF LAKE RD	05/30/25	\$44,500	WD	\$44,500	\$38,700	86.97	\$77,316	\$44,500	\$77,316	151.6	241.5	\$294
001-190-000-033-00		10/23/25	\$50,000	WD	\$50,000	\$60,100	120.20	\$96,900	\$50,000	\$96,900	190.0	0.0	\$263
Totals:			\$180,500		\$180,500	\$174,300		\$325,482	\$180,500	\$325,482	638.2		
											Average per FF=>	\$283	

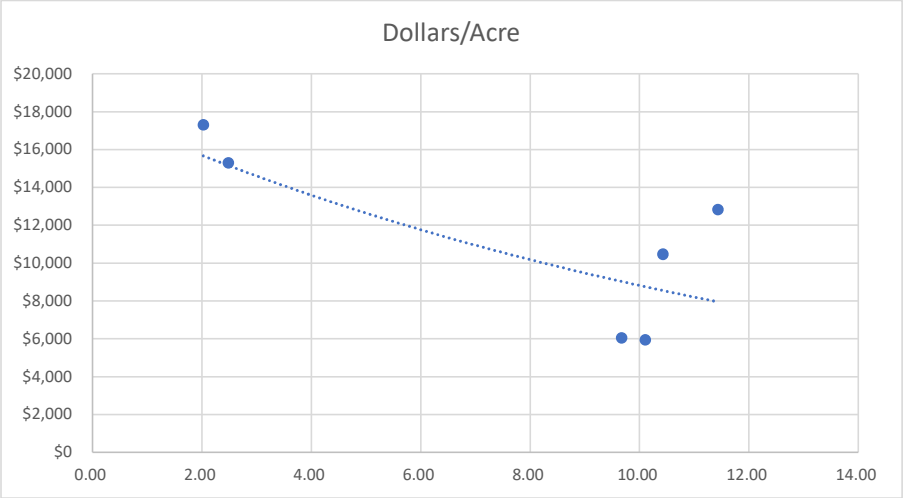
Avery Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-103-000-070-00	10221 HIGH BLUFFS TR	05/15/23	\$267,000	WD	\$267,000	\$121,200	45.39	\$301,192	\$66,058	\$100,250	125.0	305.0	\$528
001-103-000-140-00	10279 HIGH BLUFFS TR	12/01/23	\$700,000	WD	\$700,000	\$294,900	42.13	\$675,089	\$182,975	\$158,064	213.6	364.0	\$857
001-103-000-220-00	6876 SHORELINE DR	11/10/25	\$405,000	WD	\$405,000	\$223,200	55.11	\$420,952	\$83,496	\$99,448	124.0	639.5	\$673
001-170-000-012-00	10565 SKYLINE DR	11/03/23	\$530,000	WD	\$530,000	\$206,800	39.02	\$496,166	\$114,034	\$80,200	100.0	290.0	\$1,140
001-180-000-017-00	10565 SUNSET DR-VACANT	02/23/24	\$50,000	WD	\$50,000	\$35,600	71.20	\$104,260	\$50,000	\$104,260	130.0	220.0	\$385
001-180-000-019-00	10535 SUNSET DR	05/03/24	\$55,000	WD	\$55,000	\$31,800	57.82	\$68,972	\$55,000	\$68,972	86.0	180.0	\$640
001-180-000-031-00	6637 LAKEVIEW DR	09/13/23	\$249,000	WD	\$249,000	\$102,900	41.33	\$264,879	\$99,201	\$115,080	210.0	280.0	\$472
Totals:			#####		\$2,256,000	#####		\$2,331,510	\$650,764	\$726,274	988.6		
											Average per FF=>	\$658	

Water Influence Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-017-000-035-01	AARONS RD	05/12/23	\$35,000	WD	\$35,000	\$12,500	35.71	\$55,633	\$35,000	\$55,633	2.02	2.02	\$17,301
001-019-000-050-05	3940 N MARION ST	12/05/25	\$38,000	WD	\$38,000	\$36,200	95.26	\$68,338	\$38,000	\$68,338	2.49	2.49	\$15,292
Totals:			\$73,000		\$73,000	\$48,700		\$123,971	\$73,000	\$123,971	4.51	4.51	
Average per Net Acre=>												16,193.43	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-018-000-010-04	1733 AARONS RD	09/05/25	\$280,000	WD	\$280,000	\$150,300	53.68	\$298,314	\$58,505	\$76,819	9.67	9.67	\$6,050
001-018-000-010-03		09/05/25	\$60,000	WD	\$60,000	\$38,600	64.33	\$76,672	\$60,000	\$76,672	10.10	10.10	\$5,939
001-031-000-070-01	1830 DOLLAR LAKE RD	06/19/24	\$109,100	WD	\$109,100	\$30,800	28.23	\$78,118	\$109,100	\$78,118	10.43	10.43	\$10,460
001-019-000-050-13	3800 N MARION ST	03/13/24	\$380,000	WD	\$380,000	\$122,100	32.13	\$314,145	\$146,576	\$80,721	11.43	11.43	\$12,823
Totals:			\$829,100		\$829,100	\$341,800		\$767,249	\$374,181	\$312,330	41.63	41.63	
Average per Net Acre=>												8,987.39	



Acres	Value	\$ per Acre
1.00	\$24,500	\$24,500
1.50	\$28,500	\$19,000
2.00	\$32,400	\$16,200
2.50	\$37,500	\$15,000
3.00	\$42,000	\$14,000
4.00	\$55,000	\$13,750
5.00	\$62,500	\$12,500
7.00	\$70,000	\$10,000
10.00	\$90,000	\$9,000
15.00	\$120,000	\$8,000
20.00	\$140,000	\$7,000
25.00	\$150,000	\$6,000
30.00	\$160,000	\$5,333
40.00	\$170,000	\$4,250
50.00	\$180,000	\$3,600
100.00	\$220,000	\$2,200

Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
001-023-000-250-00	3295 CO RD 491	10/29/24	\$260,000	CD	\$260,000	\$112,600	43.31	\$230,191	\$190,609	\$160,800	300.0	600.0	\$635
001-026-000-150-11	2783 S CO RD 489	07/28/23	\$277,000	WD	\$277,000	\$121,700	43.94	\$254,402	\$92,444	\$69,846	130.3	399.4	\$709
001-027-000-010-01	4909 SALLING AVE (CR 612)	07/31/24	\$700,000	WD	\$700,000	\$326,200	46.60	\$721,551	\$155,329	\$176,880	330.0	660.0	\$471
001-027-000-110-01	2800 S CO RD 489	03/31/25	\$250,000	WD	\$250,000	\$155,800	62.32	\$275,977	\$106,688	\$132,665	247.5	662.1	\$431
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000	WD	\$500,000	\$176,800	35.36	\$364,773	\$200,069	\$64,842	214.0	200.0	\$935
001-545-000-031-00	3599 CO RD 612	08/23/23	\$85,000	WD	\$85,000	\$32,100	37.76	\$94,575	\$54,745	\$64,320	120.0	240.0	\$456
001-623-000-001-00	4012 SALLING AVE (CR 612)	11/30/24	\$182,500	LC	\$182,500	\$92,500	50.68	\$182,361	\$66,871	\$66,732	124.5	120.0	\$537
001-628-000-012-00	3020 KNEELAND ST	12/05/24	\$75,000	WD	\$75,000	\$49,900	66.53	\$100,070	\$7,090	\$32,160	60.0	120.0	\$118
001-631-000-001-00	4524 SALLING AVE (CR 612)	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$58,091	\$96,960	320.0	280.0	\$182
001-637-000-001-00	2935 JENSON ST	10/19/23	\$300,000	WD	\$300,000	\$85,400	28.47	\$272,495	\$91,825	\$64,320	120.0	120.0	\$765
001-638-000-002-01	2947 KNEELAND ST	10/11/24	\$74,250	WD	\$74,250	\$38,500	51.85	\$76,768	\$8,202	\$10,720	20.0	120.0	\$410
Totals:			\$2,878,750		\$2,878,750	\$1,297,800		\$2,787,032	\$1,031,963	\$940,245	1,986.3		
Average per FF=>											\$520		

Garage Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value					Dollars/SqFt
001-800-000-004-00	4555 AIRPORT RD	07/11/25	\$32,000	WD	\$32,000	\$21,000	65.63	\$42,000	\$32,000	\$42,000	0.03	0.03	\$1,142,857	\$26.24	
001-800-000-007-00	4555 AIRPORT RD	07/21/23	\$53,900	WD	\$53,900	\$19,600	36.36	\$53,760	\$53,900	\$53,760	0.04	0.04	\$1,540,000	\$35.35	
001-800-000-008-00	4555 AIRPORT RD	05/03/24	\$45,500	WD	\$45,500	\$300	0.66	\$42,000	\$45,500	\$42,000	0.03	0.03	\$1,625,000	\$37.30	
001-800-000-009-00	4555 AIRPORT RD	06/26/23	\$53,900	WD	\$53,900	\$300	0.56	\$53,760	\$53,900	\$53,760	0.04	0.04	\$1,540,000	\$35.35	
001-800-000-011-00	4555 AIRPORT RD	06/01/23	\$53,900	WD	\$53,900	\$300	0.56	\$53,760	\$53,900	\$53,760	0.04	0.04	\$1,540,000	\$35.35	
001-800-000-012-00	4555 AIRPORT RD	08/26/25	\$76,800	WD	\$76,800	\$36,500	47.53	\$73,080	\$76,800	\$73,080	0.05	0.05	\$1,600,000	\$36.73	
001-800-000-013-00	4555 AIRPORT RD	10/03/25	\$77,000	WD	\$77,000	\$36,500	47.40	\$73,080	\$77,000	\$73,080	0.05	0.05	\$1,604,167	\$36.83	
001-800-000-015-00	4555 AIRPORT RD	08/04/23	\$56,000	WD	\$56,000	\$300	0.54	\$53,760	\$56,000	\$53,760	0.04	0.04	\$1,600,000	\$36.73	
001-800-000-016-00	4555 AIRPORT RD	06/28/24	\$48,500	WD	\$48,500	\$300	0.62	\$42,000	\$48,500	\$42,000	0.03	0.03	\$1,732,143	\$39.76	
001-800-000-017-00	4555 AIRPORT RD	06/28/24	\$48,500	WD	\$48,500	\$300	0.62	\$42,000	\$48,500	\$42,000	0.03	0.03	\$1,732,143	\$39.76	
001-800-000-022-00	4555 AIRPORT RD	05/16/24	\$85,000	WD	\$85,000	\$33,000	38.82	\$66,017	\$85,000	\$66,017	0.05	0.05	\$1,770,833	\$40.65	
001-800-000-024-00	4555 AIRPORT RD	10/08/24	\$60,000	WD	\$60,000	\$24,100	40.17	\$53,760	\$60,000	\$53,760	0.04	0.04	\$1,714,286	\$39.35	
001-800-000-031-00	4555 AIRPORT RD	05/14/24	\$74,000	WD	\$74,000	\$300	0.41	\$73,080	\$74,000	\$73,080	0.05	0.05	\$1,541,667	\$35.39	
001-800-000-032-00	4555 AIRPORT RD	05/21/24	\$74,000	WD	\$74,000	\$300	0.41	\$73,080	\$74,000	\$73,080	0.05	0.05	\$1,541,667	\$35.39	
Totals:			\$839,000		\$839,000	\$173,100		\$795,137	\$839,000	\$795,137	0.53	0.53	Average per SqFt=>		\$36.55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-440-000-007-00	4090 DOYLE DR	08/31/23	\$350,000	WD	\$350,000	\$94,700	27.06	\$217,380	\$26,200	\$26,568	1.73	1.73	\$15,145
Totals:			\$350,000		\$350,000	\$94,700		\$217,380	\$26,200	\$26,568	1.73	1.73	
											Average per Net Acre=>	15,144.51	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-023-000-330-00	CO RD 491	06/14/23	\$75,000	WD	\$75,000	\$10,600	14.13	\$30,000	\$75,000	\$30,000	9.00	9.00	\$8,333
001-120-000-030-04		05/01/23	\$45,000	WD	\$45,000	\$11,900	26.44	\$34,275	\$45,000	\$34,275	9.95	9.95	\$4,523
001-007-000-300-14		07/18/23	\$38,000	WD	\$38,000	\$12,000	31.58	\$34,500	\$38,000	\$34,500	10.00	10.00	\$3,800
001-023-000-120-06	TIMBER TRAIL CT	06/09/23	\$38,000	LC	\$38,000	\$13,000	34.21	\$26,000	\$38,000	\$26,000	10.00	5.00	\$3,800
001-024-000-540-00		04/12/24	\$40,000	WD	\$40,000	\$15,200	38.00	\$34,500	\$40,000	\$34,500	10.00	10.00	\$4,000
001-132-000-070-09		08/25/23	\$44,000	WD	\$44,000	\$21,700	49.32	\$47,893	\$30,607	\$34,500	10.00	10.00	\$3,061
001-025-000-100-01		03/28/25	\$35,000	WD	\$35,000	\$15,200	43.43	\$34,519	\$35,000	\$34,519	10.02	10.02	\$3,493
001-025-000-100-01		10/08/25	\$35,000	WD	\$35,000	\$17,300	49.43	\$34,519	\$35,000	\$34,519	10.02	10.02	\$3,493
001-013-000-350-00	4216 CO RD 489	11/01/24	\$60,000	WD	\$60,000	\$15,500	25.83	\$34,785	\$60,000	\$34,785	10.30	10.30	\$5,825
001-013-000-350-00	4216 CO RD 489	09/05/25	\$65,000	WD	\$65,000	\$17,400	26.77	\$34,785	\$65,000	\$34,785	10.30	10.30	\$6,311
001-018-000-025-03	1686 AARONS RD	05/16/24	\$37,500	WD	\$37,500	\$16,300	43.47	\$35,640	\$37,500	\$35,640	11.20	11.20	\$3,348
001-018-000-020-11	MERIDIAN LINE RD	06/06/25	\$55,000	WD	\$55,000	\$18,000	32.73	\$36,049	\$55,000	\$36,049	11.63	11.63	\$4,729
Totals:			\$567,500		\$567,500	\$184,100		\$417,465	\$554,107	\$404,072	122.42	117.42	
Average per Net Acre=>												4,526.28	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-003-000-350-00	4583 ELLSWORTH R	06/13/24	\$81,000	WD	\$81,000	\$24,000	29.63	\$44,000	\$81,000	\$44,000	20.00	20.00	\$4,050
001-011-000-120-00		06/26/24	\$66,400	WD	\$66,400	\$24,000	36.14	\$44,000	\$66,400	\$44,000	20.00	20.00	\$3,320
Totals:			\$147,400		\$147,400	\$48,000		\$88,000	\$147,400	\$88,000	40.00	40.00	
Average												per Net Acre=>	3,685.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
001-011-000-010-01	5965 AGREN RD	12/12/24	\$149,900	WD	\$149,900	\$0	0.00	\$100,000	\$149,900	\$100,000	50.00	50.00	\$2,998
001-011-000-060-20		10/27/23	\$124,000	WD	\$124,000	\$44,000	35.48	\$88,000	\$124,000	\$88,000	50.00	40.00	\$2,480
001-033-000-710-00	FLEMING RD	09/04/24	\$540,000	WD	\$540,000	\$195,100	36.13	\$390,144	\$540,000	\$390,144	210.09	40.00	\$2,570
Totals:			\$813,900		\$813,900	\$239,100		\$578,144	\$813,900	\$578,144	310.09	130.00	
Average													
per Net Acre=>												2,624.72	

Acres	Value	\$ per Acre
1.00	\$20,500	\$20,500
1.50	\$22,718	\$15,145
2.00	\$23,174	\$11,587
2.50	\$23,630	\$9,452
3.00	\$24,086	\$8,029
4.00	\$24,542	\$6,136
5.00	\$25,000	\$5,000
7.00	\$35,000	\$5,000
10.00	\$45,000	\$4,500
15.00	\$59,350	\$3,957
20.00	\$73,700	\$3,685
25.00	\$77,750	\$3,110
30.00	\$78,000	\$2,600
40.00	\$104,000	\$2,600
50.00	\$125,000	\$2,500
100.00	\$250,000	\$2,500

Residential Sections ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-001-000-080-02	6421 KING RD	10/26/23	\$152,000	WD	\$152,000	\$32,400	21.32	\$126,601	\$55,503	\$96,497	\$63,198	1.527
001-002-000-060-00	5345 ANDERGOOD RD	09/13/24	\$110,000	WD	\$110,000	\$45,600	41.45	\$106,415	\$35,400	\$74,600	\$63,124	1.182
001-002-000-230-03	6205 CO RD 491	09/05/23	\$199,900	WD	\$199,900	\$84,300	42.17	\$224,681	\$71,116	\$128,784	\$138,948	0.927
001-002-000-350-00	5900 AGREN RD	08/16/24	\$430,000	WD	\$430,000	\$154,300	35.88	\$436,534	\$42,440	\$387,560	\$350,306	1.106
001-003-000-010-02	6784 CO RD 491	06/23/23	\$73,000	WD	\$73,000	\$14,800	20.27	\$42,173	\$18,245	\$54,755	\$21,269	2.574
001-007-000-300-11	5345 MERIDIAN LINE RD	09/19/24	\$264,000	WD	\$264,000	\$89,000	33.71	\$204,131	\$42,544	\$221,456	\$143,633	1.542
001-007-000-400-03	1811 ALLARD ACRES TR	08/29/24	\$309,900	WD	\$309,900	\$81,600	26.33	\$222,983	\$54,639	\$255,261	\$149,639	1.706
001-013-000-130-00	4124 PARTRIDGE LN	09/07/23	\$300,000	WD	\$300,000	\$151,000	50.33	\$371,474	\$40,532	\$259,468	\$294,171	0.882
001-013-000-270-00	6735 GOLDENROD RD	09/23/23	\$112,000	WD	\$112,000	\$57,700	51.52	\$155,943	\$37,465	\$74,535	\$105,314	0.708
001-013-000-270-00	6735 GOLDENROD RD	12/22/23	\$120,000	LC	\$120,000	\$57,700	48.08	\$155,943	\$37,465	\$82,535	\$105,314	0.784
001-014-000-180-03	4215 CO RD 491	09/20/23	\$107,000	WD	\$107,000	\$36,500	34.11	\$116,795	\$14,453	\$92,547	\$90,971	1.017
001-015-000-113-01	4700 BRUCE DR	12/01/23	\$42,500	WD	\$42,500	\$12,100	28.47	\$59,988	\$37,372	\$5,128	\$20,103	0.255
001-016-000-130-00	4540 BUTTLES RD	03/13/25	\$82,000	WD	\$82,000	\$29,900	36.46	\$71,301	\$22,000	\$60,000	\$43,823	1.369
001-016-000-300-00	3525 AARONS RD	09/13/24	\$115,000	WD	\$115,000	\$52,200	45.39	\$122,852	\$27,950	\$87,050	\$84,357	1.032
001-020-000-410-01	2050 COUNTY ROAD 612	08/28/24	\$135,000	WD	\$135,000	\$39,600	29.33	\$111,337	\$7,643	\$127,357	\$92,172	1.382
001-020-000-550-10	2508 CO RD 612	03/06/24	\$169,000	WD	\$169,000	\$0	0.00	\$113,462	\$10,953	\$158,047	\$91,119	1.735
001-020-000-710-01	2750 CO RD 612	01/22/25	\$110,000	MLC	\$110,000	\$29,200	26.55	\$69,937	\$7,800	\$102,200	\$55,233	1.850
001-020-000-780-02	2760 CO RD 612	03/20/25	\$135,000	WD	\$135,000	\$44,200	32.74	\$101,633	\$4,590	\$130,410	\$86,260	1.512
001-021-000-140-00	3610 BUTTLES RD	11/08/24	\$162,500	WD	\$162,500	\$73,000	44.92	\$169,425	\$10,564	\$151,936	\$141,210	1.076
001-021-000-260-00	3123 AARONS	09/05/24	\$129,900	WD	\$129,900	\$39,700	30.56	\$91,822	\$39,033	\$90,867	\$46,924	1.936
001-021-000-390-02		04/11/24	\$34,000	WD	\$34,000	\$22,100	65.00	\$43,965	\$16,550	\$17,450	\$28,060	0.622
001-021-000-440-00	3096 CO RD 612	02/02/24	\$250,000	WD	\$250,000	\$103,700	41.48	\$280,258	\$56,300	\$193,700	\$199,074	0.973
001-022-000-280-00	3700 KNEELAND ST	01/29/25	\$280,000	WD	\$280,000	\$76,000	27.14	\$148,329	\$33,000	\$247,000	\$118,044	2.092
001-022-000-300-00	3670 KNEELAND ST	07/29/24	\$155,500	WD	\$155,500	\$57,300	36.85	\$141,645	\$25,249	\$130,251	\$103,463	1.259
001-023-000-040-00	5961 GRANDVIEW RD	11/03/23	\$77,000	WD	\$77,000	\$37,200	48.31	\$105,068	\$37,000	\$40,000	\$60,505	0.661
001-023-000-060-02	5850 MELLBERY LN	11/06/23	\$94,000	WD	\$94,000	\$36,300	38.62	\$107,358	\$22,000	\$72,000	\$75,874	0.949
001-023-000-110-06	3850 FRISBEE DR	03/01/24	\$130,000	WD	\$130,000	\$37,000	28.46	\$104,119	\$69,976	\$60,024	\$30,349	1.978
001-023-000-110-06	3850 FRISBEE DR	08/01/24	\$150,000	MLC	\$150,000	\$47,500	31.67	\$104,119	\$69,976	\$80,024	\$30,349	2.637
001-023-000-156-05	3780 WILSON WAY	09/22/23	\$37,000	WD	\$37,000	\$11,200	30.27	\$34,161	\$22,035	\$14,965	\$10,779	1.388
001-023-000-475-00	3325 FRISBEE DR	03/25/25	\$158,000	WD	\$158,000	\$73,400	46.46	\$170,742	\$22,035	\$135,965	\$132,184	1.029
001-023-000-480-00	3281 FRISBEE DR	05/15/23	\$193,000	WD	\$193,000	\$57,000	29.53	\$155,056	\$42,292	\$150,708	\$100,235	1.504
001-024-000-060-00		12/12/24	\$82,000	WD	\$82,000	\$17,600	21.46	\$54,839	\$38,209	\$43,791	\$14,782	2.962
001-024-000-150-00	3710 CO RD 489	11/20/23	\$208,500	WD	\$208,500	\$64,100	30.74	\$201,697	\$22,000	\$186,500	\$159,731	1.168
001-024-000-580-00	6960 CO RD 612	02/20/25	\$160,000	WD	\$160,000	\$69,200	43.25	\$164,566	\$60,100	\$99,900	\$92,859	1.076
001-024-000-580-03	6960 CO RD 612	02/20/25	\$160,000	WD	\$160,000	\$0	0.00	\$141,466	\$37,000	\$123,000	\$92,859	1.325
001-025-000-030-00	6811 CO RD 612	09/11/24	\$62,500	WD	\$62,500	\$24,000	38.40	\$75,539	\$62,000	\$500	\$12,035	0.042
001-026-000-060-00	5775 CO RD 612	11/12/24	\$230,000	WD	\$230,000	\$94,000	40.87	\$236,766	\$25,012	\$204,988	\$188,226	1.089
001-027-000-020-00	4865 SALLING AVE (CR 612)	11/22/24	\$150,000	WD	\$150,000	\$76,800	51.20	\$146,134	\$34,479	\$115,521	\$99,249	1.164
001-027-000-110-00	4961 PUTNAM LN	05/23/23	\$95,700	WD	\$95,700	\$33,500	35.01	\$104,432	\$7,514	\$88,186	\$86,149	1.024
001-027-000-110-00	4961 PUTNAM LN	05/09/24	\$125,000	WD	\$125,000	\$39,400	31.52	\$104,432	\$7,514	\$117,486	\$86,149	1.364
001-027-000-135-00	2913 BOURN ST	06/30/23	\$150,000	LC	\$150,000	\$106,700	71.13	\$228,130	\$7,194	\$142,806	\$250,779	0.569

001-027-000-160-00	4355 LAKE AVE	08/11/23	\$130,000	WD	\$130,000	\$31,200	24.00	\$121,276	\$2,551	\$127,449	\$105,533	1.208
001-028-000-190-02	3559 CO RD 612	07/07/23	\$272,500	WD	\$272,500	\$54,100	19.85	\$147,222	\$20,432	\$252,068	\$112,702	2.237
001-029-000-280-00	2070 VEEDER RD	07/25/23	\$95,000	WD	\$95,000	\$26,100	27.47	\$71,437	\$4,590	\$90,410	\$59,420	1.522
001-033-000-310-00	3719 COBB RD	05/12/23	\$118,250	WD	\$118,250	\$38,700	32.73	\$106,086	\$9,470	\$108,780	\$85,881	1.267
001-035-000-150-02	1927 HEIMLER RD	04/12/23	\$199,000	WD	\$199,000	\$85,200	42.81	\$170,504	\$12,928	\$186,072	\$178,860	1.040
001-035-000-150-02	1927 HEIMLER RD	05/31/24	\$280,000	WD	\$280,000	\$110,200	39.36	\$217,935	\$13,448	\$266,552	\$209,301	1.274
001-035-000-370-00	1140 STATE PARK RD	04/10/24	\$265,000	WD	\$265,000	\$50,800	19.17	\$94,571	\$12,985	\$252,015	\$72,521	3.475
001-035-000-700-05	1840 HEIMLER RD	01/17/25	\$180,000	WD	\$180,000	\$97,200	54.00	\$226,320	\$38,349	\$141,651	\$167,085	0.848
001-035-000-770-00	5201 BIG WOLF LN	04/10/23	\$165,500	WD	\$165,500	\$96,800	58.49	\$207,325	\$10,167	\$155,333	\$223,789	0.694
001-036-000-260-00	6269 BIG WOLF LAKE RD	01/29/24	\$159,900	WD	\$159,900	\$44,900	28.08	\$126,561	\$37,000	\$122,900	\$79,610	1.544
001-119-000-020-40	3905 CO RD 489	01/02/25	\$445,000	WD	\$445,000	\$0	0.00	\$405,747	\$38,085	\$406,915	\$326,811	1.245
001-119-000-190-01	3390 ANN ARBOR RD	02/03/25	\$240,000	WD	\$240,000	\$116,300	48.46	\$306,473	\$152,100	\$87,900	\$137,220	0.641
001-120-000-030-01	3595 ANN ARBOR RD	06/28/24	\$369,900	WD	\$369,900	\$147,200	39.79	\$339,830	\$44,682	\$325,218	\$262,354	1.240
001-120-000-130-01	8968 CO RD 612	07/07/23	\$255,000	WD	\$255,000	\$92,200	36.16	\$256,301	\$37,000	\$218,000	\$194,934	1.118
001-130-000-120-00	2870 ANN ARBOR RD	02/20/24	\$140,000	WD	\$140,000	\$42,300	30.21	\$115,478	\$10,000	\$130,000	\$93,758	1.387
001-130-000-420-00	7790 BIGGER LN	10/04/24	\$80,000	WD	\$80,000	\$57,100	71.38	\$172,185	\$18,183	\$61,817	\$136,891	0.452
001-132-000-070-09		08/25/23	\$44,000	WD	\$44,000	\$21,700	49.32	\$50,393	\$39,636	\$4,364	\$9,562	0.456
001-180-000-038-01	6555 LAKEVIEW DR	08/28/24	\$205,000	WD	\$205,000	\$167,300	81.61	\$236,860	\$35,483	\$169,517	\$206,118	0.822
Totals:			\$9,884,950		\$9,884,950	\$3,488,100		\$9,300,755		\$8,012,719	\$6,821,171	
											E.C.F. =>	1.175

Subdivisions ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-160-000-017-00	2663 CRAIG DR	04/23/24	\$275,000	WD	\$275,000	\$90,700	32.98	\$203,286	\$20,483	\$254,517	\$167,709	1.518
001-160-000-022-00	2561 CRAIG DR	06/15/23	\$157,000	WD	\$157,000	\$58,700	37.39	\$142,587	\$19,458	\$137,542	\$112,962	1.218
001-160-000-022-00	2561 CRAIG DR	12/20/24	\$207,000	WD	\$207,000	\$64,400	31.11	\$142,587	\$19,458	\$187,542	\$112,962	1.660
001-160-000-051-00	2509 KRISTEN DRIVE	01/31/25	\$355,000	WD	\$355,000	\$102,300	28.82	\$232,254	\$13,728	\$341,272	\$200,483	1.702
001-210-000-003-00	3280 GEORGE RD	05/05/23	\$155,000	WD	\$155,000	\$64,800	41.81	\$167,560	\$5,549	\$149,451	\$148,634	1.005
001-220-000-022-00	3326 TERRACE DR	07/31/23	\$259,000	WD	\$259,000	\$75,000	28.96	\$217,604	\$5,300	\$253,700	\$194,774	1.303
001-220-000-032-00	3359 CHANNEL DR	12/20/24	\$120,000	WD	\$120,000	\$42,100	35.08	\$94,087	\$6,625	\$113,375	\$80,240	1.413
001-230-000-019-00	1549 W COLLEGE DR	06/07/24	\$190,000	WD	\$190,000	\$56,700	29.84	\$126,805	\$13,513	\$176,487	\$103,938	1.698
001-250-000-028-00	2545 BIG ANTLER RD	04/14/23	\$68,000	WD	\$68,000	\$26,200	38.53	\$64,005	\$5,035	\$62,965	\$54,101	1.164
001-250-000-052-00	2095 BIG ANTLER RD	12/27/24	\$123,000	WD	\$123,000	\$35,600	28.94	\$93,532	\$5,300	\$117,700	\$80,947	1.454
001-250-000-088-00	2600 BIG ANTLER RD	06/18/24	\$160,000	WD	\$160,000	\$71,800	44.88	\$174,687	\$5,300	\$154,700	\$155,401	0.995
001-302-000-008-00	2981 LOUISE AVE	07/23/24	\$285,000	WD	\$285,000	\$87,600	30.74	\$220,146	\$19,404	\$265,596	\$184,167	1.442
001-307-000-016-00	2912 BIRCH ST	08/11/23	\$192,000	WD	\$192,000	\$59,100	30.78	\$133,139	\$22,435	\$169,565	\$122,325	1.386
001-307-000-017-00	2928 BIRCH ST	08/11/23	\$192,000	WD	\$192,000	\$59,100	30.78	\$125,151	\$20,850	\$171,150	\$115,250	1.485
001-308-000-001-01	2855 OAK AVE	09/08/23	\$240,000	WD	\$240,000	\$110,500	46.04	\$275,494	\$27,526	\$212,474	\$227,494	0.934
001-310-000-020-02	2910 OAK AVE	05/05/23	\$140,000	WD	\$140,000	\$63,200	45.14	\$154,841	\$19,800	\$120,200	\$123,891	0.970
001-330-000-002-01	2725 S CO RD 489	08/22/24	\$25,000	WD	\$25,000	\$18,400	73.60	\$41,147	\$9,104	\$15,896	\$29,397	0.541
001-330-000-109-00	2555 BIG BUCK DR	06/18/24	\$100,000	WD	\$100,000	\$32,900	32.90	\$78,391	\$11,800	\$88,200	\$70,392	1.253
001-330-000-113-00	2631 BIG BUCK DR	05/01/24	\$180,000	WD	\$180,000	\$68,000	37.78	\$153,080	\$5,300	\$174,700	\$135,578	1.289
001-330-000-130-00	2181 BIG BUCK DR	08/09/24	\$179,000	WD	\$179,000	\$55,400	30.95	\$143,428	\$6,817	\$172,183	\$125,331	1.374
001-330-000-176-00	2040 MARY ANNE DR	05/31/24	\$189,800	WD	\$189,800	\$72,400	38.15	\$163,470	\$5,300	\$184,500	\$145,110	1.271
001-340-000-017-00	2150 FLEMING RD	07/22/24	\$82,500	WD	\$82,500	\$0	0.00	\$84,154	\$5,300	\$77,200	\$72,343	1.067
001-340-000-040-00	3365 WOODCREST DR	09/14/23	\$150,000	WD	\$150,000	\$45,600	30.40	\$114,725	\$5,300	\$144,700	\$100,390	1.441
001-350-000-012-00	3865 SPRUCE DR	01/03/25	\$108,000	WD	\$108,000	\$49,600	45.93	\$110,697	\$8,716	\$99,284	\$93,561	1.061
001-350-000-045-00	3824 SHERIDAN RD	10/30/23	\$220,000	WD	\$220,000	\$92,100	41.86	\$235,146	\$11,077	\$208,923	\$205,568	1.016
001-350-000-052-00	3762 SHERIDAN RD	09/27/24	\$210,000	WD	\$210,000	\$101,100	48.14	\$230,182	\$5,300	\$204,700	\$206,314	0.992
001-350-000-055-01	3778 CO RD 612	02/17/25	\$183,000	WD	\$183,000	\$68,400	37.38	\$151,521	\$10,600	\$172,400	\$129,285	1.333
001-360-000-001-01	3561 COBB RD	02/14/25	\$300,111	WD	\$300,111	\$46,400	15.46	\$105,593	\$14,898	\$285,213	\$83,206	3.428
001-360-000-025-00	3601 HARMONY CT	10/11/24	\$45,000	LC	\$45,000	\$12,300	27.33	\$27,156	\$5,019	\$39,981	\$20,309	1.969
001-420-000-003-00	3931 DOROTHY ST	11/15/23	\$128,000	WD	\$128,000	\$41,200	32.19	\$105,572	\$5,462	\$122,538	\$91,844	1.334
001-425-000-007-00	3541 RICHARD ST	04/01/23	\$49,000	LC	\$49,000	\$33,300	67.96	\$82,468	\$5,462	\$43,538	\$70,648	0.616
001-430-000-052-00	2730 GREGORY ST	01/07/25	\$105,000	WD	\$105,000	\$46,600	44.38	\$104,402	\$5,598	\$99,402	\$90,646	1.097
001-430-000-097-00	2820 MARIUS ST	05/12/23	\$135,000	WD	\$135,000	\$52,900	39.19	\$112,486	\$16,168	\$118,832	\$106,429	1.117
001-430-000-109-00	2652 MARIUS ST	05/03/24	\$75,000	LC	\$75,000	\$46,700	62.27	\$104,965	\$5,509	\$69,491	\$91,244	0.762
001-455-000-008-00	2959 MARY CT	05/24/24	\$285,000	WD	\$285,000	\$97,300	34.14	\$221,996	\$11,699	\$273,301	\$192,933	1.417
001-460-000-005-00	3103 MARION ST	12/03/24	\$230,000	WD	\$230,000	\$134,700	58.57	\$262,865	\$27,200	\$202,800	\$249,117	0.814
001-460-000-022-00	1561 OAKWOOD ST	01/11/24	\$140,000	WD	\$140,000	\$25,100	17.93	\$84,829	\$13,200	\$126,800	\$65,715	1.930
001-460-000-022-01	1561 OAKWOOD ST	01/11/24	\$140,000	WD	\$140,000	\$0	0.00	\$98,029	\$26,400	\$113,600	\$65,715	1.729
001-460-000-067-00	1660 CO RD 612	10/03/24	\$122,000	WD	\$122,000	\$88,500	72.54	\$208,052	\$21,013	\$100,987	\$171,595	0.589
001-482-000-030-00	3366 KNEELAND ST	08/19/24	\$104,500	WD	\$104,500	\$46,100	44.11	\$104,038	\$3,445	\$101,055	\$92,287	1.095

Twin Lakes ECF												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-019-000-250-00	1983 LAKEWOOD DR	06/19/24	\$505,000	WD	\$505,000	\$119,300	23.62	\$416,902	\$169,402	\$335,598	\$175,906	1.908
001-020-000-260-00	2425 CO RD 612	10/31/24	\$659,000	WD	\$659,000	\$226,700	34.40	\$572,453	\$261,033	\$397,967	\$221,336	1.798
001-020-000-310-00	2343 CO RD 612	07/07/23	\$565,000	WD	\$565,000	\$190,600	33.73	\$568,063	\$281,872	\$283,128	\$203,405	1.392
001-027-000-410-00	2236 S CO RD 489	05/24/24	\$910,000	WD	\$910,000	\$226,000	24.84	\$775,282	\$285,858	\$624,142	\$347,849	1.794
001-028-000-310-03	3184 SANDPIPER LN	04/21/23	\$585,000	WD	\$585,000	\$209,000	35.73	\$619,510	\$291,872	\$293,128	\$232,863	1.259
001-029-000-070-00	2312 VEEDER RD	04/28/23	\$610,000	WD	\$610,000	\$230,200	37.74	\$773,404	\$395,920	\$214,080	\$268,290	0.798
001-032-000-450-00	2042 COBB RD	06/14/23	\$675,000	WD	\$675,000	\$213,600	31.64	\$740,280	\$369,600	\$305,400	\$263,454	1.159
001-033-000-550-00	1609 FLEMING RD	10/30/24	\$675,000	WD	\$675,000	\$194,600	28.83	\$492,090	\$169,964	\$505,036	\$228,945	2.206
001-034-000-030-00	1950 S CO RD 489	06/13/24	\$700,000	WD	\$700,000	\$257,000	36.71	\$734,700	\$382,508	\$317,492	\$250,314	1.268
001-160-000-058-01	2650 KRISTEN DR	08/08/24	\$335,000	WD	\$335,000	\$125,000	37.31	\$317,261	\$30,225	\$304,775	\$204,006	1.494
001-220-000-034-00	3280 CHANNEL DR	09/08/23	\$385,000	WD	\$385,000	\$121,400	31.53	\$362,528	\$114,024	\$270,976	\$176,620	1.534
001-303-000-001-00	2705 MARION ST	12/16/24	\$775,000	WD	\$775,000	\$220,300	28.43	\$671,380	\$384,140	\$390,860	\$204,151	1.915
001-305-000-002-00	2875 MARION ST	05/22/23	\$845,000	WD	\$845,000	\$241,500	28.58	\$711,534	\$280,000	\$565,000	\$306,705	1.842
001-446-000-002-00	1886 PARK DR	08/21/24	\$540,000	WD	\$540,000	\$169,900	31.46	\$484,649	\$294,866	\$245,134	\$134,885	1.817
001-446-000-003-00	1908 COBB RD	06/19/24	\$1,000,000	WD	\$1,000,000	\$217,300	21.73	\$945,983	\$299,979	\$700,021	\$459,136	1.525
001-465-000-002-00	2031 CO RD 612	07/24/24	\$660,000	WD	\$660,000	\$317,400	48.09	\$797,173	\$285,457	\$374,543	\$363,693	1.030
001-470-000-011-01	3565 TWIN LAKES DR	07/15/24	\$1,020,000	WD	\$1,020,000	\$408,600	40.06	\$1,092,716	\$567,873	\$452,127	\$373,023	1.212
001-470-000-014-00	3631 TWIN LAKES DR	02/28/25	\$460,000	WD	\$460,000	\$196,200	42.65	\$499,077	\$280,000	\$180,000	\$155,705	1.156
001-470-000-016-00	3701 TWIN LAKES DR	09/27/23	\$689,000	WD	\$689,000	\$219,900	31.92	\$644,036	\$280,000	\$409,000	\$258,732	1.581
001-503-000-004-00	2462 LAKEVIEW AVE	03/22/24	\$320,000	WD	\$320,000	\$95,700	29.91	\$285,676	\$151,246	\$168,754	\$95,544	1.766
001-507-000-003-00	2570 LAKEVIEW AVE	08/21/23	\$709,000	WD	\$709,000	\$268,100	37.81	\$778,802	\$312,062	\$396,938	\$331,727	1.197
001-508-000-001-01	4210 OAKWOOD CT	01/17/25	\$549,000	WD	\$549,000	\$0	0.00	\$406,637	\$136,772	\$412,228	\$191,802	2.149
001-510-000-004-00	4133 ASPEN CT	05/14/24	\$410,000	WD	\$410,000	\$178,900	43.63	\$456,322	\$141,780	\$268,220	\$223,555	1.200
001-512-000-003-01	2786 LAKEVIEW AVE	05/17/23	\$500,000	MLC	\$500,000	\$243,600	48.72	\$718,111	\$334,860	\$165,140	\$272,389	0.606
001-550-000-005-00	1115 LAGOON AVE	08/02/24	\$829,000	WD	\$829,000	\$240,700	29.03	\$612,733	\$284,111	\$544,889	\$233,562	2.333
001-550-000-007-00	1145 LAGOON AVE	09/20/23	\$630,000	WD	\$630,000	\$187,000	29.68	\$574,596	\$282,566	\$347,434	\$207,555	1.674
001-550-000-007-00	1145 LAGOON AVE	09/06/23	\$300,000	WD	\$300,000	\$187,000	62.33	\$574,596	\$282,566	\$17,434	\$207,555	0.084
001-550-000-015-00	1160 LAGOON AVE	05/14/24	\$300,000	WD	\$300,000	\$121,200	40.40	\$301,929	\$98,900	\$201,100	\$144,299	1.394
001-550-000-023-00	2535 MARION ST	08/14/23	\$230,000	WD	\$230,000	\$84,600	36.78	\$250,408	\$96,049	\$133,951	\$109,708	1.221
Totals:			\$17,370,000		\$17,370,000	\$5,711,300		\$17,178,831		\$9,824,495	\$6,846,714	
											E.C.F. =>	1.435

Secondary Lakes ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-017-000-030-02	2095 AARONS RD	03/08/24	\$239,000	WD	\$239,000	\$77,500	32.43	\$158,569	\$36,879	\$202,121	\$105,086	1.923
001-019-000-050-13	3800 N MARION ST	03/13/24	\$380,000	WD	\$380,000	\$122,100	32.13	\$332,010	\$98,586	\$281,414	\$201,575	1.396
001-035-000-011-00	6022 BIG WOLF LAKE RD	11/27/24	\$150,000	WD	\$150,000	\$108,400	72.27	\$97,322	\$36,196	\$113,804	\$52,786	2.156
001-035-000-320-00	1144 STATE PARK RD	10/07/24	\$362,000	WD	\$362,000	\$124,700	34.45	\$262,462	\$39,620	\$322,380	\$192,437	1.675
001-035-000-950-00	5939 BIG WOLF LAKE RD	11/03/23	\$205,000	WD	\$205,000	\$57,600	28.10	\$133,788	\$41,884	\$163,116	\$79,364	2.055
001-103-000-070-00	10221 HIGH BLUFFS TR	05/15/23	\$267,000	WD	\$267,000	\$121,200	45.39	\$283,192	\$84,299	\$182,701	\$171,756	1.064
001-103-000-140-00	10279 HIGH BLUFFS TR	12/01/23	\$700,000	WD	\$700,000	\$294,900	42.13	\$675,089	\$160,178	\$539,822	\$468,527	1.152
001-170-000-012-00	10565 SKYLINE DR	11/03/23	\$530,000	WD	\$530,000	\$206,800	39.02	\$481,766	\$65,800	\$464,200	\$359,211	1.292
001-180-000-010-01	10565 SUNSET DR	02/23/24	\$267,500	WD	\$267,500	\$119,900	44.82	\$258,722	\$25,394	\$242,106	\$212,309	1.140
001-180-000-013-00	10535 SUNSET DR	06/14/24	\$110,000	WD	\$110,000	\$101,900	92.64	\$198,863	\$37,025	\$72,975	\$147,259	0.496
001-180-000-029-00	6580 LAKEVIEW DR	12/27/24	\$157,000	WD	\$157,000	\$145,300	92.55	\$285,587	\$111,000	\$46,000	\$158,860	0.290
001-180-000-031-00	6637 LAKEVIEW DR	09/13/23	\$249,000	WD	\$249,000	\$102,900	41.33	\$264,879	\$115,080	\$133,920	\$138,960	0.964
001-525-000-024-00	5065 BRIAR CLIFF DR	07/17/24	\$422,500	WD	\$422,500	\$252,600	59.79	\$394,925	\$133,900	\$288,600	\$237,511	1.215
001-530-000-004-00	1341 DEN DORIE TR	05/12/23	\$365,000	WD	\$365,000	\$92,400	25.32	\$248,607	\$63,766	\$301,234	\$159,621	1.887
Totals:			\$4,404,000		\$4,404,000	\$1,928,200		\$4,075,781		\$3,354,393	\$2,685,263	
											E.C.F. =>	1.249

Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$41,900	34.92	\$143,611	\$92,928	\$27,072	\$68,769	0.394
001-021-000-520-00	3084 CLINTON DR	10/15/25	\$50,000	WD	\$50,000	\$32,900	65.80	\$53,405	\$44,720	\$5,280	\$11,784	0.448
001-023-000-250-00	3295 CO RD 491	10/29/24	\$260,000	CD	\$260,000	\$112,600	43.31	\$225,391	\$160,901	\$99,099	\$87,503	1.133
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$26,900	22.42	\$126,429	\$91,490	\$28,510	\$47,407	0.601
001-026-000-150-11	2783 S CO RD 489	07/28/23	\$277,000	WD	\$277,000	\$121,700	43.94	\$252,317	\$67,761	\$209,239	\$219,448	0.953
001-026-000-160-00	5021 CO RD 612	07/10/23	\$800,000	WD	\$800,000	\$179,100	22.39	\$397,003	\$103,870	\$696,130	\$397,738	1.750
001-027-000-010-01	4909 SALLING AVE (CR 612)	07/31/24	\$700,000	WD	\$700,000	\$326,200	46.60	\$716,271	\$257,431	\$442,569	\$622,578	0.711
001-027-000-110-01	2800 S CO RD 489	03/31/25	\$250,000	WD	\$250,000	\$155,800	62.32	\$272,017	\$130,137	\$119,863	\$192,510	0.623
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000	WD	\$500,000	\$176,800	35.36	\$364,773	\$70,273	\$429,727	\$435,651	0.986
001-033-000-570-00	1525 FLEMING RD	05/15/23	\$550,000	WD	\$550,000	\$291,900	53.07	\$600,891	\$161,011	\$388,989	\$623,747	0.624
001-545-000-031-00	3599 CO RD 612	08/23/23	\$85,000	WD	\$85,000	\$32,100	37.76	\$92,655	\$62,400	\$22,600	\$41,052	0.551
001-623-000-001-00	4012 SALLING AVE (CR 612)	11/30/24	\$182,500	LC	\$182,500	\$92,500	50.68	\$180,369	\$64,740	\$117,760	\$137,490	0.856
001-628-000-012-00	3020 KNEELAND ST	12/05/24	\$75,000	WD	\$75,000	\$49,900	66.53	\$99,110	\$31,200	\$43,800	\$80,749	0.542
001-631-000-001-00	4524 SALLING AVE (CR 612)	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-631-000-003-01	MANTZ ST	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-631-000-012-00	4556 SALLING AVE (CR 612)	04/26/24	\$90,000	WD	\$90,000	\$102,600	114.00	\$132,342	\$11,048	\$78,952	\$140,497	0.562
001-636-000-004-00	2961 MANTZ	12/01/23	\$70,000	WD	\$70,000	\$29,400	42.00	\$61,303	\$3,180	\$66,820	\$69,112	0.967
001-637-000-001-00	2935 JENSON ST	10/19/23	\$300,000	WD	\$300,000	\$85,400	28.47	\$270,575	\$65,480	\$234,520	\$278,284	0.843
001-638-000-002-01	2947 KNEELAND ST	10/11/24	\$74,250	WD	\$74,250	\$38,500	51.85	\$76,448	\$10,400	\$63,850	\$89,617	0.712
001-640-000-005-02	4291 SALLING AVE (CR 612)	11/01/22	\$153,500	WD	\$153,500	\$201,900	131.53	\$328,259	\$93,120	\$60,380	\$279,595	0.216
001-642-000-007-01	4155 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$69,100	69.10	\$134,443	\$31,200	\$68,800	\$140,085	0.491
001-642-000-008-01	4165 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$82,100	82.10	\$172,395	\$42,336	\$57,664	\$176,471	0.327
001-650-000-003-00	4325 HANSON AVE	09/05/25	\$88,500	WD	\$88,500	\$44,000	49.72	\$81,992	\$12,596	\$75,904	\$94,160	0.806
Totals:			\$5,295,750		\$5,295,750	\$2,505,900		\$5,209,737		\$3,483,796	\$4,565,619	
											E.C.F. =>	0.763

Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$41,900	34.92	\$143,611	\$92,928	\$27,072	\$68,769	0.394
001-021-000-520-00	3084 CLINTON DR	10/15/25	\$50,000	WD	\$50,000	\$32,900	65.80	\$53,405	\$44,720	\$5,280	\$11,784	0.448
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$26,900	22.42	\$126,429	\$91,490	\$28,510	\$47,407	0.601
001-026-000-150-11	2783 S CO RD 489	07/28/23	\$277,000	WD	\$277,000	\$121,700	43.94	\$252,317	\$67,761	\$209,239	\$219,448	0.953
001-027-000-110-01	2800 S CO RD 489	03/31/25	\$250,000	WD	\$250,000	\$155,800	62.32	\$272,017	\$130,137	\$119,863	\$192,510	0.623
001-033-000-570-00	1525 FLEMING RD	05/15/23	\$550,000	WD	\$550,000	\$291,900	53.07	\$600,891	\$161,011	\$388,989	\$623,747	0.624
001-545-000-031-00	3599 CO RD 612	08/23/23	\$85,000	WD	\$85,000	\$32,100	37.76	\$92,655	\$62,400	\$22,600	\$41,052	0.551
001-628-000-012-00	3020 KNEELAND ST	12/05/24	\$75,000	WD	\$75,000	\$49,900	66.53	\$99,110	\$31,200	\$43,800	\$80,749	0.542
001-631-000-001-00	4524 SALLING AVE (CR 612)	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-631-000-012-00	4556 SALLING AVE (CR 612)	04/26/24	\$90,000	WD	\$90,000	\$102,600	114.00	\$132,342	\$11,048	\$78,952	\$140,497	0.562
001-637-000-001-00	2935 JENSON ST	10/19/23	\$300,000	WD	\$300,000	\$85,400	28.47	\$270,575	\$65,480	\$234,520	\$278,284	0.843
001-638-000-002-01	2947 KNEELAND ST	10/11/24	\$74,250	WD	\$74,250	\$38,500	51.85	\$76,448	\$10,400	\$63,850	\$89,617	0.712
001-642-000-007-01	4155 SALLING AVE (CR 612)	10/10/23	\$100,000	WD	\$100,000	\$69,100	69.10	\$134,443	\$31,200	\$68,800	\$140,085	0.491
Totals:			\$2,266,250		\$2,266,250	\$1,155,000		\$2,468,112		\$1,364,609	\$2,099,636	
											E.C.F. =>	0.650