Used 20% Land Allocation Method
Used Per FF Using Extraction Method for Waterfront

2025 LAND ANALYSIS
BITTEN BEACH/VILLA HEIGHTS/BITTEN LAKE EST/CHASE SUB

GROUP 1

Waterfront Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	20% Allocation	Price/FF based on Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
4712-04-101-003	221 CHATEAU	02/01/23	$319,000	WD	03-AL	$319,000	$120,600	$361,268	$63,800	$724	$67,831	88.1	128.0	$770	146.00	LAGOON FRONT
4712-04-101-019	10415 LEE ANN	07/01/22	$415,000	WD	03-AL	$415,000	$131,500	$411,904	$83,000	$716	$113,164	115.9	214.0	$977	117.00	LAKEFRONT
4712-04-101-034	158 FONRO	04/22/22	$380,000	WD	03-AL	$380,000	$135,400	$375,743	$76,000	$1,266	$86,773	60.0	318.0	$1,446	43.00	LAGOON FRONT
4712-04-101-035	146 FONRO	08/21/23	$432,000	WD	03-AL	$432,000	$178,200	$408,207	$86,400	$1,437	$110,212	60.1	257.0	$1,833	48.00	LAGOON FRONT
		Totals:	**$1,546,000**			**$1,546,000**	**$565,700**	**$1,557,122**		**$1,036**	**$377,980**	**324.1**				
										Average				**Average per FF=>**	**$1,166**	

Note: Also considered 20% land allocation on waterfront when setting price/ff
Set Unplatted waterfront at less price/ff d/t size/frontage of parcels

Average **$1142/FF**

Lakefront = $950/FF
Lagoonfrnt = $1250/FF
Unplatted = $650/FF

Smaller Platted Lots (Allocation using 20%)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	20% Allocation		Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
4712-04-101-051	151 FONRO	06/08/23	$330,000	WD	03-AL	$330,000	$131,800	$320,938	$66,000		$69,062	100.0	194.0	$691	100.00	US 23 (SMALLER)
4712-04-101-053	175 FONRO	07/18/23	$336,000	WD	03-AL	$336,000	$135,700	$323,788	$67,200		$72,212	100.0	194.0	$722	100.00	US 23 (SMALLER)
4712-04-101-062	10560 LAFOLLETTE	11/20/23	$310,000	WD	03-AL	$310,000	$106,000	$259,947	$62,000		$110,053	100.0	200.0	$1,101	100.00	INTERIOR LOT SM
		Totals:	**$976,000**			**$976,000**	**$373,500**	**$904,673**	**$65,067**		**$251,327**	**300.0**				
									Average							

Site Value Used: $65,000

Larger Platted Lots (Allocation using 20%)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	20% Allocation		Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
4712-04-102-002	10597 VILLA	11/03/23	$327,500	WD	03-AL	$327,500	$137,500	$310,038	$65,500		$82,462	145.0	140.0	$569	145.00	INTERIOR LOT LG
4712-04-102-003	10565 VILLA	09/26/22	$324,000	WD	03-AL	$324,000	$121,800	$343,483	$64,800		$45,517	145.0	140.0	$314	145.00	INTERIOR LOT LG
4712-04-102-006	10435 VILLA	06/29/23	$355,000	WD	03-AL	$355,000	$150,500	$338,849	$71,000		$81,151	165.0	150.0	$492	165.00	INTERIOR LOT LG
4712-04-102-032	445 FONRO	02/16/24	$347,000	WD	03-AL	$347,000	$157,200	$370,056	$69,400		$41,944	125.0	160.0	$336	125.00	US 23 (LARGER)
4712-04-102-040	10639 LEE ANN	03/05/24	$310,000	WD	03-AL	$310,000	$150,800	$334,952	$62,000		$40,048	160.0	140.0	$250	160.00	INTERIOR LOT LG
4712-04-102-043	10551 LEE ANN	04/26/22	$330,000	WD	03-AL	$330,000	$130,000	$349,337	$66,000		$45,663	155.0	171.0	$295	155.00	INTERIOR LOT LG
4712-04-102-047	10606 LEE ANN	06/12/23	$294,900	WD	03-AL	$294,900	$145,000	$327,116	$58,980		$32,784	150.0	140.0	$219	150.00	INTERIOR LOT LG
		Totals:	**$2,288,400**			**$2,288,400**	**$992,800**	**$2,373,831**	**$65,383**		**$369,569**	**1,045.0**				
									Average							

Site Value Used: $65,000

Note: Chase Sub Std lot set at $60,000 d/t historical data. Premium lots set at $65,000

Used 20% Land Allocation Method
Used Per FF Using Extraction Method for Waterfront

2025 LAND ANALYSIS
BITTEN BEACH/VILLA HEIGHTS/BITTEN LAKE EST/CHASE SUB

GROUP 1

BITTEN BEACH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-05-101-005 8	9603 BITTEN	08/18/22	$342,150	WD	19-MPAL	$342,150	$113,100	$312,556	$205,753	140.9	297.0	$1,460	107.00	05-10	05-10 BI	WATERFRONT
4712-05-101-016	9525 BITTEN	04/24/23	$340,000	WD	03-AL	$340,000	$133,300	$321,232	$125,422	85.3	110.0	$1,470	91.00	05-10	05-10 BI	WATERFRONT
		Totals:	**$682,150**			**$682,150**	**$246,400**	**$633,788**	**$331,175**	**226.2**						
										Average per FF=>	**$1,464**					

LAKEFRONT = $1400/FF

BIDWELL PARK/COUNTRY SIDE ESTATES

BIDWELL PARK

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	Actual Front	ECF Area	Land Table	Rate Group 1
4712-08-401-011	9802 MEVIS	11/09/21	$284,000	WD	03-AL	$284,000	$100,500	35.39	$273,320	$58,680	$48,000	80.0	150.0	$734	80.00	08-40	08-40 BIDWELL PARK	STANDARD LOT
4712-08-401-013	9786 MEVIS	10/29/21	$299,000	WD	03-AL	$299,000	$125,700	42.04	$318,448	$32,764	$52,212	87.0	210.0	$377	80.00	08-40	08-40 BIDWELL PARK	STANDARD LOT
4712-08-401-025	9963 MEVIS	09/28/23	$318,000	WD	03-AL	$318,000	$130,500	41.04	$300,970	$76,062	$59,032	98.4	150.0	$773	121.00	08-40	08-40 BIDWELL PARK	STANDARD LOT
4712-08-401-027	9874 MEVIS	03/09/23	$310,000	WD	03-AL	$310,000	$102,700	33.13	$291,848	$86,034	$67,882	113.1	150.0	$760	160.00	08-40	08-40 BIDWELL PARK	STANDARD LOT
		Totals:	**$1,211,000**			**$1,211,000**	**$459,400**		**$1,184,586**	**$253,540**	**$227,126**	**378.5**						
							Sale. Ratio =	**37.94**			**Average**							
							Std. Dev. =>	**4.32**			**per FF=>**	**$670**						

NOTE: Expanded the sales period d/t lack of sales during study period.

Price/FF Used: $670

COUNTRY SIDE ESTATES - STD LOT

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	Actual Front	ECF Area	Land Table	Rate Group 1
4712-08-402-041	1819 RODANDE	04/12/21	$327,500	WD	03-AL	$327,500	$114,300	34.90	$324,955	$63,372	$60,827	115.9	186.0	$547	116.00	08-41	08-41 COUNTRY SIDE ESTATES	STANDARD LOT
4712-08-402-044	1801 SHERLYNN	05/20/22	$315,000	WD	03-AL	$315,000	$128,900	40.92	$310,430	$65,807	$61,237	122.5	200.0	$537	125.00	08-41	08-41 COUNTRY SIDE ESTATES	STANDARD LOT
		Totals:	**$642,500**			**$642,500**	**$243,200**		**$635,385**	**$129,179**	**$122,064**	**238.3**						
							Sale. Ratio =	**37.85**			**Average**							
							Std. Dev. =>	**4.26**			**per FF=>**	**$542**						

NOTE: Expanded the sales period d/t only one sale during study period. **Price/FF Used: $540**

Price/FF of Park Lots increased to account for better location. (No sales) **Price/FF Used: $640**

Used 20% Allocation Method

GROUP 1

2025 LAND ANALYSIS
COLONIAL VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Cur. Appraisal	20% Land Allocation	Land Residual	Effec. Front	ECF Area	Land Table
4712-28-102-009	4151 VILLAGE	01/16/24	$289,900	WD	03-AL	$289,900	$113,700	$253,594	$57,980	$96,306	100.0	28-10	28-10 COLONIAL VILLAGE
4712-28-102-012	4199 VILLAGE	05/16/24	$250,000	WD	03-AL	$250,000	$137,500	$269,481	$50,000	$40,519	95.0	28-10	28-10 COLONIAL VILLAGE
4712-28-102-038	10340 CARRIAGE	08/18/22	$331,000	WD	03-AL	$331,000	$118,200	$318,311	$66,200	$72,689	122.0	28-10	28-10 COLONIAL VILLAGE
4712-28-102-041	10306 CARRIAGE	09/27/23	$317,500	WD	03-AL	$317,500	$118,400	$264,225	$63,500	$119,275	126.0	28-10	28-10 COLONIAL VILLAGE
		Totals:	**$1,188,400**			**$1,188,400**	**$487,800**	**$1,105,611**	**$59,420** Average	**$328,789**	**443.0**		

Average 20% Land Allocation = $59,420
Expanded sales dates d/t lack of sales during study period

SITE VALUE USED: $60,000

Used 20% Allocation Method — **GROUP 1**

2025 LAND ANALYSIS
ANDERSEN ACRES/MARTINS HOME SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	20% Land Allocation	Land Residual	Est. Land Value	ECF Area	Land Table	Rate Group 1
4712-28-201-011	10895 SPENCER	02/14/22	$243,000	WD	03-AL	$243,000	$88,100	36.26	$238,995	$48,600	$57,005	$53,000	28-20	28-20 ANDERSEN'S ACRES	LARGE SITE
4712-28-201-014	4421 ANDERSEN	10/27/22	$297,500	WD	03-AL	$297,500	$126,100	42.39	$306,491	$59,500	$39,509	$48,500	28-20	28-20 ANDERSEN'S ACRES	SMALL SITE
4712-28-201-028	10801 SPENCER	09/22/22	$280,000	WD	03-AL	$280,000	$83,600	29.86	$261,445	$56,000	$71,555	$53,000	28-20	28-20 ANDERSEN'S ACRES	LARGE SITE
4712-32-205-010	4987 CULVER	11/15/23	$305,000	WD	03-AL	$305,000	$153,700	50.39	$307,914	$61,000	$47,711	$50,625	32-22	32-22 MARTINS HOME	SITE VALUE
4712-32-205-017	5039 CULVER	06/26/23	$315,000	WD	03-AL	$315,000	$119,700	38.00	$244,910	$63,000	$110,590	$40,500	32-22	32-22 MARTINS HOME	SITE VALUE
		Totals:	**$820,500**			**$1,440,500**	**$571,200**		**$1,359,755**	**$57,620**	**$326,370**	**$245,625**			
							Sale. Ratio =>	**39.65**		**Average**					
							Std. Dev. =>	**6.27**							

Average 20% Land Allocation = $57,620

Large Site Value Used = $57,000
Smaller Site Value Used = $51,000

For smaller lots in Andersen Acres, deducting 10% from land allocation to account for smaller size.
Use Smaller Site value for Martins Home Sub d/t size of lots

Used Extraction Method

2025 LAND ANALYSIS
DEERFIELD PRESERVE/SHENANDOAH RIDGE

GROUP 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Actual Front	Land Table
4712-08-202-004	9933 HAVENDALE	10/11/22	$75,500	WD	03-AL	$75,500	$41,000	54.30	$80,000		$75,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-004	9933 HAVENDALE	10/26/23	$70,000	WD	03-AL	$70,000	$41,000	58.57	$80,000		$70,000	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-005	9913 HAVENDALE	07/18/22	$80,500	WD	03-AL	$80,500	$41,000	50.93	$80,000		$80,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-045	1239 CANDLELIGHT	05/25/22	$80,000	WD	03-AL	$80,000	$41,000	51.25	$80,000		$80,000	106.00	08-21 DEERFIELD PRESERVE
4712-08-202-054	9924 HAVENDALE	04/21/22	$77,500	WD	03-AL	$77,500	$41,000	52.90	$80,000		$77,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-058	9860 HAVENDALE	02/27/23	$75,000	WD	03-AL	$75,000	$41,000	54.67	$80,000		$75,000	119.00	08-21 DEERFIELD PRESERVE
4712-08-202-062	1199 TIMBERLEAF	05/16/23	$72,500	WD	03-AL	$72,500	$41,000	56.55	$80,000		$72,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-064	9881 DOVETAIL	05/16/23	$70,000	WD	03-AL	$70,000	$41,000	58.57	$80,000		$70,000	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-065	9901 DOVETAIL	08/24/22	$70,000	WD	03-AL	$70,000	$41,000	58.57	$80,000		$70,000	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-066	9915 DOVETAIL	09/09/22	$80,500	WD	03-AL	$80,500	$41,000	50.93	$80,000		$80,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-067	9931 DOVETAIL	06/14/23	$70,000	WD	03-AL	$70,000	$41,000	58.57	$80,000		$70,000	123.00	08-21 DEERFIELD PRESERVE
4712-08-202-068	1212 CANDLELIGHT	04/22/22	$85,500	WD	03-AL	$85,500	$41,000	47.95	$80,000		$85,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-069	1194 CANDLELIGHT	06/14/22	$80,500	WD	03-AL	$80,500	$41,000	50.93	$80,000		$80,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-071	1160 CANDLELIGHT	04/04/22	$80,500	WD	03-AL	$80,500	$41,000	50.93	$80,000		$80,500	100.00	08-21 DEERFIELD PRESERVE
4712-08-202-077	1318 CANDLELIGHT	06/09/22	$70,000	WD	03-AL	$70,000	$41,000	58.57	$80,000		$70,000	109.00	08-21 DEERFIELD PRESERVE
4712-09-302-006	10183 SHENANDOAH RIDGE	04/13/23	$500,000	WD	03-AL	$500,000	$231,000	46.20	$498,014	$75,000	$81,986	252.47	09-31 SHENANDOAH RIDGE
4712-09-302-008	10238 SHENANDOAH RIDGE	01/03/24	$535,000	WD	03-AL	$535,000	$256,100	47.87	$553,337	$80,250	$61,663	175.85	09-31 SHENANDOAH RIDGE
4712-09-302-009	10218 SHENANDOAH RIDGE	04/21/23	$575,000	WD	03-AL	$575,000	$248,600	43.23	$550,539	$86,250	$104,461	145.74	09-31 SHENANDOAH RIDGE
4712-09-302-014	10108 SHENANDOAH RIDGE	10/28/22	$485,000	WD	03-AL	$485,000	$203,500	41.96	$493,433	$72,750	$71,567	133.87	09-31 SHENANDOAH RIDGE
		Totals:	**$3,233,000**			**$3,233,000**	**$1,554,200**		**$3,295,323**	**$78,563** Average	**$1,457,677**		

Average of Improved Sales Using 15% Allocation = $78,563
Average of Land Residual of Improved Sales = 79,919
Average of Vacant Land Sales = $75,867

Standard Site = $80,000

NOTE: VL Sales used for reference only, d/t majority of sales in 2022. Improved sales determined to be a better representation of the nbhd, as subs are mostly built out.

VACANT LAND SALES

Sale Date	Sale Price
10/11/22	$75,500
10/26/23	$70,000
07/18/22	$80,500
05/25/22	$80,000
04/21/22	$77,500
02/27/23	$75,000
05/16/23	$72,500
05/16/23	$70,000
08/24/22	$70,000
09/09/22	$80,500

LAND RESIDUAL IMPROVED SALES

	$81,986
	$61,663
	$104,461
	$71,567
Average	**$79,919**

06/14/23	$70,000
04/22/22	$85,500
06/14/22	$80,500
04/04/22	$80,500
06/09/22	$70,000
Average	**$75,867**

Used 15% Allocation Method + VL Sales

2025 LAND ANALYSIS
SANDILA ESTATES

GROUP 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Land Table	Rate Group 1
4712-08-302-013	OLD SANDILA	01/20/23	$75,000	WD	03-AL	$75,000	$39,500	52.67	$85,000		$75,000	08-31 SANDILA ESTATES	STANDARD SITE
4712-08-302-025	1910 OLD SANDILA	04/28/22	$675,000	WD	03-AL	$675,000	$258,100	38.24	$676,545	$101,250	$98,455	08-31 SANDILA ESTATES	PREMIUM SITE
4712-08-302-027	1894 OLD SANDILA	04/22/22	$650,000	WD	03-AL	$650,000	$254,300	39.12	$668,744	$97,500	$66,256	08-31 SANDILA ESTATES	STANDARD SITE
4712-08-302-029	9036 SANDILA	11/14/22	$587,500	WD	03-AL	$587,500	$228,400	38.88	$570,219	$88,125	$102,281	08-31 SANDILA ESTATES	STANDARD SITE
		Totals:	**$1,987,500**			**$1,987,500**	**$780,300**		**$2,000,508**		**$341,992**		

Standard Site = $85,000 (used blending of 15% allocation and VL sale)

Premium Site = $100,000 (using 15% allocation)

Standard Site blended average	
	$75,000
	$97,500
	$88,125
Average	**$86,875**

Standard Site = $85,000
Premium Site = $100,000

Premium Site using Allocation of 15% justifies setting the value of a premium site at $100,000
Standard Site average of VL sale and 15% allocation of improved sales indicates an average of $86,875

STANDARD SITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Land Table	Rate Group 1
4712-09-301-008	10056 ROSEMARIE	09/09/22	$615,000	WD	03-AL	$615,000	$240,500	39.11	$608,429	$92,250	$78,071	09-30 MORGAN LAKE ESTATES	STANDARD LOT
4712-09-301-044	10315 ROSEMARIE	08/14/23	$695,000	WD	03-AL	$695,000	$299,200	43.05	$680,957	$104,250	$79,043	09-30 MORGAN LAKE ESTATES	STANDARD LOT
4712-09-301-075	1570 TOMS HOLLOW	11/08/23	$690,000	WD	03-AL	$690,000	$255,500	37.03	$648,644	$103,500	$106,356	09-30 MORGAN LAKE ESTATES	STANDARD LOT
		Totals:	**$2,000,000**			**$2,000,000**	**$795,200**		**$1,938,030**	**$100,000**	**$263,470**		
											$87,823		

Average land residual = $87,823

Standard Site = $87,000

Outlier

4712-09-301-038	1823 MORGAN LAKE	07/26/22	$755,000	WD	03-AL	$755,000	$287,100	38.03	$783,259	$113,250	$36,741	09-30 MORGAN LAKE ESTATES	STANDARD LOT
4712-09-301-076	1558 TOMS HOLLOW	05/13/22	$599,500	WD	03-AL	$599,500	$246,100	41.05	$658,689	$89,925	$5,811	09-30 MORGAN LAKE ESTATES	STANDARD LOT

LAKEVIEW SITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Land Table	Rate Group 1
4712-09-301-023	10216 ROSEMARIE	05/08/23	$672,000	WD	03-AL	$672,000	$271,200	40.36	$611,112	$100,800	$132,388	09-30 MORGAN LAKE ESTATES	LAKEVIEW
		Totals:	**$672,000**			**$672,000**	**$271,200**		**$611,112**	**$100,800**	**$132,388**		
											$132,388		

Value using 15% allocation = $100,800

Lakeview Site = $100,000

WATERFRONT SITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Land Table	Rate Group 1
4712-09-301-025	10181 ROSEMARIE	12/12/22	$783,000	WD	03-AL	$783,000	$311,700	39.81	$816,135	$117,450	$86,865	09-30 MORGAN LAKE ESTATES	WATERFRONT
4712-09-301-056	1801 KRISS CROSSING	05/09/22	$830,000	WD	03-AL	$830,000	$354,500	42.71	$892,904	$124,500	$57,096	09-30 MORGAN LAKE ESTATES	WATERFRONT
		Totals:	**$1,613,000**			**$1,613,000**	**$666,200**		**$1,709,039**	**$120,975**	**$143,961**		

Average Value using 15% Allocation = $120,975
Note: Rounded up to $125,000 d/t age of sales data

Waterfront Site = $125,000

See comments for method used

2025 LAND ANALYSIS
ORCHARD ESTATES

GROUP 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Rate Group 1
4712-05-201-003	10023 APPLEGATE	07/22/22	$1,300,000	WD	03-AL	$1,300,000	$538,000	41.38	$1,206,875	$195,000	$203,320	PLUS LOT
4712-05-201-005	APPLEGATE	11/05/21	$195,000	WD	03-AL	$195,000	$62,500	32.05	$150,000		$195,000	PLUS LOT
4712-05-201-005	APPLEGATE	12/22/23	$190,000	WD	03-AL	$190,000	$75,000	39.47	$150,000		$190,000	PLUS LOT
4712-05-201-016	APPLEGATE	06/22/21	$215,000	WD	03-AL	$215,000	$68,700	31.95	$168,586		$215,000	PREMIUM LOT
		Totals:	**$1,900,000**			**$1,900,000**	**$744,200**		**$1,675,461**		**$803,320**	

Smaller Lot
D/T no sales in the Standard lot category, setting the value based on the percent difference between Plus & Premium lots, which is approx 10%

Smaller lot = $170,000

Plus Lot
Using 15% Allocation for improved sale, combined with the 2 vacant lands sales (with expanded time frame) average = $193,333

Plus lot = $190,000

Premium Lot
Using Extraction Method, incl VL sale (with expanded time frame) average = $212,820

Premium lot = $210,000

After Sales Study (reference only)

4712-05-201-015	9952 APPLEGATE	04/18/24	$1,675,000	WD	03-AL	$1,675,000	$815,300	48.67	$1,588,509	$251,250	$210,640	PREMIUM LOT

Expanded sales period d/t lack of sales date w/in sales study period

Used 15% Allocation Method

2025 LAND ANALYSIS
STONE VALLEY/WOODLORE

GROUP 3

Woodlore Premium Site (including sales after study period)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation					ECF Area	Land Table	Rate Group 1
4712-14-101-006	12440 CHERRY LEAF	09/06/23	$700,000	WD	03-AL	$700,000	$266,900	38.13	$658,283	$136,717	$105,000					14-10	14-10 WOODLORE	PREMIUM SITE
4712-14-101-010	2396 WOODVALE	07/30/24	$835,000	WD	03-AL	$835,000	$368,000	44.07	$720,445	$199,555	$125,250					14-10	14-10 WOODLORE	PREMIUM SITE
4712-14-101-011	2382 WOODVALE	09/20/24	$829,000	WD	03-AL	$829,000	$306,400	36.96	$784,701	$129,299	$124,350					14-10	14-10 WOODLORE	PREMIUM SITE
		Totals:	**$2,364,000**			**$2,364,000**	**$941,300**		**$2,163,429**	**$465,571**	**$118,200**							
											Average							

Expanded sales period d/t lack of sales w/in study period

Woodlore **Premium Site = $118,000**

Stone Valley Premium Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation					ECF Area	Land Table	Rate Group 1
4712-14-101-006	12440 CHERRY LEAF	09/06/23	$700,000	WD	03-AL	$700,000	$266,900	38.13	$658,283	$136,717	$105,000					14-10	14-10 WOODLORE	PREMIUM SITE
4712-23-102-003	12445 SCENIC VIEW	11/04/22	$950,000	WD	03-AL	$950,000	$359,400	37.83	$940,700	$135,470	$142,500					23-20	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-052	3163 BEACH LAKE DR E	08/11/22	$735,000	WD	03-AL	$735,000	$265,400	36.11	$736,781	$95,067	$110,250					23-20	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-059	3051 BEACH LAKE DR E	05/18/22	$840,000	WD	03-AL	$840,000	$397,400	47.31	$1,082,569	($143,138)	$126,000					23-20	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
		Totals:	**$3,225,000**			**$3,225,000**	**$1,289,100**		**$3,418,333**	**$224,116**	**$120,938**							
											Average							

Note: Premium plus site set at 15% greater than premium site d/t no sales data

Stone Valley **Premium Site = $120,000**
Premium + Site = $138,000

<u>Outliers</u>

4712-14-301-007	12385 BOULDER PASS	11/20/23	$1,625,000	WD	03-AL	$1,625,000	$470,200	28.94	$1,286,341	$443,659	$243,750	0.0	0.0		0.00	14-30	14-30 STONE VALLEY	PREMIUM SITE
4712-14-301-026	12492 STONE VALLEY	08/25/22	$1,115,000	WD	03-AL	$1,115,000	$364,700	32.71	$1,037,945	$182,055	$167,250	0.0	0.0		0.00	14-30	14-30 STONE VALLEY	PREMIUM SITE

Standard Site - Woodlore & Stone Valley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation					ECF Area	Land Table	Rate Group 1
4712-23-102-007	3030 BEACH LAKE DR E	07/05/23	$610,000	WD	03-AL	$610,000	$300,400	49.25	$664,677	$45,830	$91,500					23-20	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-034	3238 BEACH LAKE DR E	06/15/23	$710,000	WD	03-AL	$710,000	$293,500	41.34	$741,602	$78,265	$106,500					23-20	23-20 OAKS AT BEACH LAKE	STANDARD LOT
		Totals:	**$1,320,000**			**$1,320,000**	**$593,900**		**$1,406,279**	**$124,095**	**$99,000**							

Woodlore & Stone Valley **Standard Site = $99,000**

<u>VL Sale (Difficult Topography)</u>

4712-14-301-010	12321 BOULDER PASS	04/08/22	$78,000	WD	03-AL	$78,000	$39,400	50.51	$105,000	$78,000	$11,700					14-30	14-30 STONE VALLEY	OPEN SPACE SITE

<u>Waterfront VL Sale</u>

4712-23-102-022	3086 BEACH LAKE DR W	04/13/21	$275,000	WD	03-AL	$275,000	$119,500	43.45	$281,083	$275,000	$41,250	156.2	326.0	$1,761	124.00	23-20	23-20 OAKS AT BEACH LAKE	WATERFRONT

Considered Beach Lake VL sale when setting Stone Valley Waterfront rate.

Stone Valley **Waterfront price/ff = $1600**

Used 15% Allocation Method
Used 20% Allocation Method for Waterfront

2025 LAND ANALYSIS
PENINSULA

GROUP 3

WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	20% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-401-023	9768 LAKE EDGE	04/04/24	$150,000	WD	03-AL	$1,150,000	$370,100	32.18	$912,851	$230,000	$437,149	96.2	261.3	$4,546	96.16	20-40	20-40 PENINSULA	WATERFRONT
4712-20-401-024	9782 LAKE EDGE	06/09/23	$1,303,539	WD	03-AL	$1,303,539	$253,100	19.42	$960,215	$260,708	$543,324	90.3	261.3	$6,020	90.26	20-40	20-40 PENINSULA	WATERFRONT
		Totals:	**$1,453,539**			**$2,453,539**	**$623,200**		**$1,873,066**	**$245,354**	**$980,473**	**186.4**						
										Average								

Expanded sales date d/t lack of sales during study period

Waterfront Site = $245,000

STANDARD DETACHED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-401-007	3584 POINTE SHORE	12/07/22	$550,000	WD	03-AL	$550,000	$284,700	51.76	$750,566	$82,500	($115,566)	90.2	222.3	($1,281)	90.20	20-40	20-40 PENINSULA	STD DETACHED
4712-20-401-028	9785 LAKE EDGE	10/21/22	$848,102	WD	03-AL	$848,102	$164,000	19.34	$755,864	$127,215	$185,738	90.6	222.8	$2,051	90.57	20-40	20-40 PENINSULA	STD DETACHED
4712-20-401-030	3667 POINTE SHORE	09/21/21	$665,000	WD	03-AL	$665,000	$261,700	39.35	$698,527	$99,750	$51,473	90.0	222.6	$572	90.00	20-40	20-40 PENINSULA	STD DETACHED
		Totals:	**$2,063,102**			**$2,063,102**	**$710,400**		**$2,204,957**	**$103,155**	**$121,645**	**270.8**						
										Average								

Expanded sales date d/t lack of sales during study period

Standard Detached = $100,000

PLUS DETACHED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-401-029	9767 LAKE EDGE	06/27/22	$915,000	WD	03-AL	$915,000	$332,100	36.30	$937,036	$137,250	$77,964	93.4	233.3	$835	93.35	20-40	20-40 PENINSULA	PLUS DETACHED
4712-20-401-035	9790 NATURE VALLEY	08/27/24	$717,000	WD	03-AL	$717,000	$330,700	46.12	$667,254	$107,550	$149,746	150.0	234.5	$998	150.04	20-40	20-40 PENINSULA	PLUS DETACHED
		Totals:	**$1,632,000**			**$1,632,000**	**$662,800**		**$1,604,290**	**$122,400**	**$227,710**	**243.4**						
										Average								

Plus Detached = $120,000

PREMIUM DETACHED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-401-018	3740 POINTE SHORE	10/23/23	$975,000	WD	03-AL	$975,000	$302,600	31.04	$971,902	$146,250	$153,098	100.9	247.9	$1,518	100.88	20-40	20-40 PENINSULA	PREM DETACHED
4712-20-401-018	3740 POINTE SHORE	06/23/23	$968,888	PTA	03-AL	$968,888	$302,600	31.23	$971,902	$145,333	$146,986	100.9	247.9	$1,457	100.88	20-40	20-40 PENINSULA	PREM DETACHED
		Totals:	**$1,943,888**			**$1,943,888**	**$605,200**		**$1,943,804**	**$145,792**	**$300,084**	**201.8**						
										Average								

Premium Detached = $145,000

Used 15% Allocation Method
Used 20% Allocation Method for Waterfront

2025 LAND ANALYSIS
PENINSULA

GROUP 3

Standard/Premium Attached

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-401-043	3517 BAY HARBOR	03/21/23	$490,000	WD	03-AL	$490,000	$130,200	26.57	$462,498	$73,500	$87,502					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-044	3523 BAY HARBOR	12/29/22	$479,900	WD	03-AL	$479,900	$130,200	27.13	$464,536	$71,985	$75,364					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-045	3529 BAY HARBOR	11/18/22	$525,000	WD	03-AL	$525,000	$177,900	33.89	$568,932	$78,750	$16,068					20-41	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-046	9865 NATURE VALLEY	02/15/22	$515,353	WD	03-AL	$515,353	$38,800	7.53	$510,819	$77,303	$64,534					20-41	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-047	9859 NATURE VALLEY	02/15/22	$542,115	WD	03-AL	$542,115	$31,900	5.88	$465,509	$81,317	$136,606					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-048	9853 NATURE VALLEY	05/02/22	$552,000	WD	03-AL	$552,000	$143,800	26.05	$460,161	$82,800	$151,839					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-049	9847 NATURE VALLEY	02/15/22	$499,900	WD	03-AL	$499,900	$36,900	7.38	$465,297	$74,985	$94,603					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-058	9822 NATURE VALLEY	10/10/22	$474,900	WD	03-AL	$474,900	$223,400	47.04	$558,084	$71,235	($23,184)					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-062	3631 BAY HARBOR	02/28/22	$500,000	WD	03-AL	$500,000	$193,400	38.68	$478,152	$75,000	$81,848					20-41	20-40 PENINSULA	PREM ATTACHED
4712-20-401-063	3637 BAY HARBOR	05/02/23	$505,000	WD	03-AL	$505,000	$221,200	43.80	$469,369	$75,750	$95,631					20-41	20-40 PENINSULA	PREM ATTACHED
4712-20-401-066	3655 BAY HARBOR	08/18/23	$520,000	WD	03-AL	$520,000	$223,000	42.88	$476,158	$78,000	$103,842					20-41	20-40 PENINSULA	PREM ATTACHED
4712-20-401-069	3673 BAY HARBOR	08/25/23	$525,000	WD	03-AL	$525,000	$236,100	44.97	$500,790	$78,750	$84,210					20-41	20-40 PENINSULA	PREM ATTACHED
4712-20-401-073	3640 BAY HARBOR	11/14/22	$495,000	WD	03-AL	$495,000	$224,400	45.33	$525,460	$74,250	$29,540					20-41	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-080	3592 BAY HARBOR	04/11/23	$475,000	WD	03-AL	$475,000	$225,200	47.41	$477,673	$71,250	$57,327					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-081	3586 BAY HARBOR	07/15/22	$445,000	WD	03-AL	$445,000	$192,200	43.19	$482,336	$66,750	$22,664					20-42	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-083	3619 BAY HARBOR	03/23/23	$460,000	WD	03-AL	$460,000	$189,400	41.17	$463,178	$69,000	$56,822					20-41	20-40 PENINSULA	PREM ATTACHED
4712-20-401-086	3601 BAY HARBOR	04/14/23	$420,000	WD	03-AL	$420,000	$251,500	59.88	$531,738	$63,000	($51,738)					20-42	20-40 PENINSULA	PREM ATTACHED
4712-20-401-089	3583 BAY HARBOR	11/03/23	$505,000	WD	03-AL	$505,000	$216,100	42.79	$461,807	$75,750	$103,193					20-41	20-40 PENINSULA	PREM ATTACHED
4712-20-401-091	3571 BAY HARBOR	04/25/23	$482,900	WD	03-AL	$482,900	$199,300	41.27	$453,826	$72,435	$89,074					20-41	20-40 PENINSULA	PREM ATTACHED
		Totals:	**$5,332,900**			**$5,332,900**	**$2,371,800**		**$5,320,487**	**$72,721**	**$672,413**							
										Average								

Standard/Premium Attached = $75,000

OUTLIERS

4712-20-401-042	3511 BAY HARBOR	04/20/22	$697,150	WD	03-AL	$697,150	$177,900	25.52	$577,000	$104,573	$180,150					20-41	20-40 PENINSULA	STNDRD ATTACHED
4712-20-401-082	3580 BAY HARBOR	02/06/23	$655,000	WD	03-AL	$655,000	$218,700	33.39	$537,106	$98,250	$177,894					20-41	20-40 PENINSULA	STNDRD ATTACHED

Hilton Attached

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-401-051	9829 NATURE VALLEY	06/10/22	$430,000	WD	03-AL	$430,000	$177,600	41.30	$436,556	$64,500	$43,444					20-42	20-40 PENINSULA	HILTON ATTACHED
		Totals:	**$430,000**			**$430,000**	**$177,600**		**$436,556**		**$43,444**							

Hilton Attached = $65,000

STANDARD LOTS (USING 15% ALLOCATION PRICE/FF)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-102-007	3030 BEACH LAKE DR E	07/05/23	$610,000	WD	03-AL	$610,000	$300,400	49.25	$664,677	$45,830	$91,500	$393	$197	232.7	190.0	296.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-010	3078 BEACH LAKE DR E	06/15/21	$604,000	WD	03-AL	$604,000	$263,200	43.58	$660,613	$41,207	$90,600	$445	$202	203.8	320.0	175.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-017	12413 FOREST OAKS	04/27/21	$655,000	WD	03-AL	$655,000	$240,300	36.69	$669,278	$100,986	$98,250	$409	$421	240.1	328.0	240.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-020	3131 BEACH LAKE DR W	08/01/24	$730,000	WD	03-AL	$730,000	$342,100	46.86	$710,263	$119,913	$109,500	$525	$575	208.7	202.0	231.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-034	3238 BEACH LAKE DR E	06/15/23	$710,000	WD	03-AL	$710,000	$293,500	41.34	$741,602	$78,265	$106,500	$465	$342	228.9	300.0	228.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
		Totals:	**$3,309,000**			**$3,309,000**	**$1,439,500**		**$3,446,433**	**$386,201**		**$447**		**1,114.2**				
												AVERAGE						
												per FF=>	**$447**					

Using 15% Allocation, price/ff = $450

STANDARD LOTS (USING LAND RESIDUAL PRICE/FF)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-102-017	12413 FOREST OAKS	04/27/21	$655,000	WD	03-AL	$655,000	$240,300	36.69	$669,278	$100,986	$98,250	$409	$421	240.1	328.0	240.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-020	3131 BEACH LAKE DR W	08/01/24	$730,000	WD	03-AL	$730,000	$342,100	46.86	$710,263	$119,913	$109,500	$525	$575	208.7	202.0	231.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-034	3238 BEACH LAKE DR E	06/15/23	$710,000	WD	03-AL	$710,000	$293,500	41.34	$741,602	$78,265	$106,500	$465	$342	228.9	300.0	228.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
		Totals:	**$2,095,000**			**$2,095,000**	**$875,900**		**$2,121,143**	**$299,164**				**677.7**				
														Average				
														per FF=>	**$441**			

Using Land Residual, price/ff = $440 (not incl outliers)

<u>OUTLIERS</u>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-102-007	3030 BEACH LAKE DR E	07/05/23	$610,000	WD	03-AL	$610,000	$300,400	49.25	$664,677	$45,830	$91,500	$393	$197	232.7	190.0	296.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT
4712-23-102-010	3078 BEACH LAKE DR E	06/15/21	$604,000	WD	03-AL	$604,000	$263,200	43.58	$660,613	$41,207	$90,600	$445	$202	203.8	320.0	175.00	23-20 OAKS AT BEACH LAKE	STANDARD LOT

PREMIUM LOTS (USING 15% ALLOCATION PRICE/FF)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-102-003	12445 SCENIC VIEW	11/04/22	$950,000	WD	03-AL	$950,000	$359,400	37.83	$940,700	$135,470	$142,500	$734	$698	194.1	280.0	260.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-049	3215 BEACH LAKE DR E	12/03/21	$639,000	WD	03-AL	$639,000	$240,900	37.70	$669,179	$67,321	$95,850	$639	$449	150.0	300.0	150.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-051	3179 BEACH LAKE DR E	05/07/21	$650,000	WD	03-AL	$650,000	$265,100	40.78	$746,877	$1,271	$97,500	$646	$8	151.0	300.0	152.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-052	3163 BEACH LAKE DR E	08/11/22	$735,000	WD	03-AL	$735,000	$265,400	36.11	$736,781	$95,067	$110,250	$740	$638	149.0	300.0	148.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-053	3149 BEACH LAKE DR E	06/10/21	$574,900	WD	03-AL	$574,900	$247,600	43.07	$669,086	$5,729	$86,235	$561	$37	153.7	318.0	153.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
		Totals:	**$3,548,900**			**$3,548,900**	**$1,378,400**		**$3,762,623**	**$304,858**				**797.8**				
							Sale. Ratio =>	**38.84**				**Average**						
							Std. Dev. =>	**2.79**				**per FF=>**	**$664**					

Using 15% Allocation, price/ff = $660 (not incl outliers)

<u>OUTLIERS</u>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-102-038	3195 BEACH LAKE DR W	08/30/24	$888,000	WD	03-AL	$888,000	$411,800	46.37	$846,263	$166,529	$133,200	$694	$867	192.0	283.0	253.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-042	3190 BEACH LAKE DR E	07/30/21	$460,000	WD	03-AL	$460,000	$248,500	54.02	$651,048	($75,513)	$69,000	$388	($425)	177.7	350.0	195.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-050	3199 BEACH LAKE DR E	07/25/24	$945,000	WD	03-AL	$945,000	$412,200	43.62	$841,939	$199,909	$141,750	$951	$1,342	149.0	300.0	148.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-059	3051 BEACH LAKE DR E	05/18/22	$840,000	WD	03-AL	$840,000	$397,400	47.31	$1,082,569	($143,138)	$126,000	$824	($936)	153.0	300.0	156.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT

PRICE/FF USING 15% ALLOCATION METHOD

2025 LAND ANALYSIS
OAKS AT BEACH LAKE

GROUP 3

PREMIUM LOTS (USING LAND RESIDUAL PRICE/FF)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-102-003	12445 SCENIC VIEW	11/04/22	$950,000	WD	03-AL	$950,000	$359,400	37.83	$940,700	$135,470	$142,500	$734	$698	194.1	280.0	260.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-102-038	3195 BEACH LAKE DR W	08/30/24	$888,000	WD	03-AL	$888,000	$411,800	46.37	$846,263	$166,529	$133,200	$694	$867	192.0	283.0	253.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-049	3215 BEACH LAKE DR E	12/03/21	$639,000	WD	03-AL	$639,000	$240,900	37.70	$669,179	$67,321	$95,850	$639	$449	150.0	300.0	150.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-052	3163 BEACH LAKE DR E	08/11/22	$735,000	WD	03-AL	$735,000	$265,400	36.11	$736,781	$95,067	$110,250	$740	$638	149.0	300.0	148.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
		Totals:	**$3,212,000**			**$3,212,000**	**$1,277,500**		**$3,192,923**	**$464,387**				**685.1**				
							Sale. Ratio =>	**39.77**						**Average**				
							Std. Dev. =>	**4.65**						**per FF=>**	**$678**			

Using Land Residual, price/ff = $678 (not incl outliers)

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-201-042	3190 BEACH LAKE DR E	07/30/21	$460,000	WD	03-AL	$460,000	$248,500	54.02	$651,048	($75,513)	$69,000	$388	($425)	177.7	350.0	195.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-051	3179 BEACH LAKE DR E	05/07/21	$650,000	WD	03-AL	$650,000	$265,100	40.78	$746,877	$1,271	$97,500	$646	$8	151.0	300.0	152.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-053	3149 BEACH LAKE DR E	06/10/21	$574,900	WD	03-AL	$574,900	$247,600	43.07	$669,086	$5,729	$86,235	$561	$37	153.7	318.0	153.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT
4712-23-201-059	3051 BEACH LAKE DR E	05/18/22	$840,000	WD	03-AL	$840,000	$397,400	47.31	$1,082,569	($143,138)	$126,000	$824	($936)	153.0	300.0	156.00	23-20 OAKS AT BEACH LAKE	PREMIUM LOT

WATERFRONT - Vacant Land Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Price/FF 15% Alloc.	Dollars/FF	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-23-102-022	3086 BEACH LAKE DR W	04/13/21	$275,000	WD	03-AL	$275,000	$119,500	43.45	$281,083	$275,000	$41,250	$264	$1,761	156.2	326.0	124.00	23-20 OAKS AT BEACH LAKE	WATERFRONT

NOTE: Expanded sales period d/t lack of sales w/in study period

FINAL CONCLUSION
Std Lot Price/FF used = $450
Prem Lot Price/FF used = $660
Water Price/FF used = $1800

Used 15% Allocation Method

2025 LAND ANALYSIS
DOMINION

GROUP 3

STANDARD SITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-29-401-110	9387 LEXFORD	03/01/24	$650,000	WD	03-AL	$650,000	$285,800	43.97	$644,686	$97,500	$77,314	$72,000	93.7	246.9	93.66	29-10 THE DOMINION	STANDARD SITE
4712-29-401-115	9487 KERRINGTON	07/22/22	$650,000	WD	03-AL	$650,000	$239,100	36.78	$657,399	$97,500	$64,601	$72,000	99.9	237.7	99.86	29-10 THE DOMINION	STANDARD SITE
		Totals:	**$1,300,000**			**$1,300,000**	**$524,900**		**$1,302,085**	**$97,500** Average	**$141,915**	**$144,000**	**193.5**				

Standard Site = $97,000

PLUS SITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-29-101-019	4070 DOMINION	08/15/22	$700,000	WD	03-AL	$700,000	$298,300	42.61	$755,197	$105,000	$24,803	$80,000	159.0	166.6	158.95	29-10 THE DOMINION	PLUS SITE
4712-29-101-085	9069 RIDGEFIELD	04/03/24	$700,000	WD	03-AL	$700,000	$320,600	45.80	$654,201	$105,000	$125,799	$80,000	188.0	199.0	188.00	29-10 THE DOMINION	PLUS SITE
4712-29-101-086	9085 RIDGEFIELD	11/01/23	$720,000	WD	03-AL	$720,000	$309,000	42.92	$669,910	$108,000	$130,090	$80,000	174.0	206.0	174.00	29-10 THE DOMINION	PLUS SITE
4712-29-101-088	9117 RIDGEFIELD	01/10/24	$700,000	WD	03-AL	$700,000	$303,000	43.29	$656,946	$105,000	$123,054	$80,000	143.0	252.0	143.00	29-10 THE DOMINION	PLUS SITE
4712-29-101-108	4310 DOMINION	12/22/22	$625,000	WD	03-AL	$625,000	$292,100	46.74	$680,675	$93,750	$24,325	$80,000	151.0	194.0	151.00	29-10 THE DOMINION	PLUS SITE
		Totals:	**$3,445,000**			**$3,445,000**	**$1,523,000**		**$3,416,929**	**$103,350** Average	**$428,071**	**$400,000**	**815.0**				

Note: Used mode of $105,000 (incl 4/3/24 sale)

Plus Site = $105,000

PREMIUM SITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-29-101-036	4169 WYNDHAM	10/10/23	$750,000	WD	03-AL	$750,000	$337,000	44.93	$743,780	$112,500	$96,220	$90,000	151.8	238.8	151.81	29-10 THE DOMINION	PREMIUM SITE
4712-29-101-071	9202 RIDGEFIELD	09/15/23	$860,000	WD	03-AL	$860,000	$372,000	43.26	$811,110	$129,000	$138,890	$90,000	133.4	342.0	133.41	29-10 THE DOMINION	PREMIUM SITE
4712-29-101-099	9046 NORTHPOINTE	01/14/22	$145,000	WD	03-AL	$145,000	$45,000	31.03	$152,390		$145,000	$90,000	148.0	381.0	148.00	29-10 THE DOMINION	PREMIUM SITE
		Totals:	**$1,755,000**			**$1,755,000**	**$754,000**		**$1,707,280**	**$120,750** Average	**$380,110**	**$270,000**	**433.2**				

Note: Considered VL sale from 1/14/22 when setting site value

Premium Site = $125,000

Large Premium Site = $145,000

2025 LAND ANALYSIS
SHENANDOAH/SHENANDOAH POND

STANDARD LOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-16-101-026	10465 ABRAMS	08/04/22	$430,000	WD	03-AL	$430,000	$169,700	39.47	$434,364	$64,500	$60,383	$64,747	129.5	202.0	$466	175.00	16-10	16-10 SHENANDOAH	NON-WATER
4712-16-101-028	10454 ABRAMS	11/29/22	$385,000	WD	03-AL	$385,000	$167,800	43.58	$393,324	$57,750	$43,974	$52,298	104.6	298.0	$420	94.00	16-10	16-10 SHENANDOAH	NON-WATER
4712-16-101-035	2400 INDIAN SINKS	09/20/22	$475,000	WD	03-AL	$475,000	$172,400	36.29	$450,051	$71,250	$86,452	$61,503	136.7	190.0	$633	201.00	16-10	16-10 SHENANDOAH	NON-WATER
4712-16-101-043	10267 GREENBRIER	07/07/23	$425,500	WD	03-AL	$425,500	$178,000	41.83	$385,672	$63,825	$99,122	$59,294	118.6	329.0	$836	115.00	16-10	16-10 SHENANDOAH	NON-WATER
4712-16-101-105	10068 NEWFOUND GAP	09/02/22	$490,000	WD	03-AL	$490,000	$188,900	38.55	$467,686	$73,500	$76,424	$54,110	120.2	260.0	$636	133.00	16-10	16-10 SHENANDOAH	NON-WATER
		Totals:	**$2,205,500**			**$2,205,500**	**$876,800**		**$2,131,097**		**$366,355**	**$291,952**	**609.6**						
												Average per FF=>	**$601**						

STANDARD PRICE/FF = $600

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-16-100-015	10470 SPRING	06/06/23	$445,000	WD	03-AL	$445,000	$80,100	18.00	$429,598	$66,750	$65,096	$49,694	79.5	165.0	$819	73.00	16-10	16-10 SHENANDOAH	NON-WATER
4712-16-101-074	2671 CADES	05/11/22	$465,000	WD	03-AL	$465,000	$216,900	46.65	$504,665	$69,750	$14,793	$54,458	108.9	215.0	$136	120.00	16-10	16-10 SHENANDOAH	NON-WATER
4712-16-102-008	2094 CUMBERLAND	07/08/22	$400,000	WD	03-AL	$400,000	$157,700	39.43	$357,061	$60,000	$95,460	$52,521	105.0	217.0	$909	101.00	16-11	16-11 SHEN POND	A' FRONTAGE

POND FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-16-102-019	10385 SPRING	03/11/24	$460,000	WD	03-AL	$460,000	$195,800	42.57	$432,589	$69,000	$83,037	$55,626	111.3	170.0	$746	128.00	16-11	16-11 SHEN POND	POND FRNTG
4712-16-102-025	10195 COVINGTON	07/15/24	$440,000	WD	03-AL	$440,000	$196,300	44.61	$389,718	$66,000	$105,660	$55,378	110.8	190.0	$954	120.00	16-11	16-11 SHEN POND	POND FRNTG
		Totals:	**$900,000**			**$900,000**	**$392,100**		**$822,307**		**$188,697**	**$111,004**	**222.1**						
												Average per FF=>	**$850**	**(INCL SALE AFTER STUDY)**					

NOTE: Included 7/15/24 sale for reference only. Set Price/ff based on 16-102-019.

POND PRICE/FF = $750

WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-16-101-082	2678 CADES	05/31/23	$750,000	WD	03-AL	$750,000	$291,300	38.84	$654,037	$112,500	$314,396	$218,433	156.0	350.0	$2,015	193.00	16-10	16-10 SHENANDOAH	WATERFRONT
		Totals:	**$750,000**			**$750,000**	**$291,300**		**$654,037**		**$314,396**	**$218,433**	**156.0**						
												Average per FF=>	**$2,015**						

LAKEFRONT PRICE/FF = $2000

15% Allocation Method Used (Walk in the Woods)
Price/FF using Extraction/15% Allocation Used (Deer Creek)

2025 LAND ANALYSIS
WALK IN THE WOODS/DEER CREEK SUBDIVISION

GROUP 5

DEER CREEK SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Price/ff based on Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-17-301-006	8860 DEER	09/03/21	$575,000	WD	03-AL	$575,000	$192,100	33.41	$533,799	$86,250	$478	$117,900	180.5	248.0	$653	218.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-301-011	9391 QUAIL RIDGE	04/21/22	$660,000	WD	03-AL	$660,000	$289,300	43.83	$701,584	$99,000	$497	$43,073	199.2	325.0	$216	232.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-301-015	9154 ROSEMARY	08/16/21	$525,000	WD	03-AL	$525,000	$185,000	35.24	$505,910	$78,750	$500	$96,134	157.6	268.0	$610	160.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-301-027	9538 QUAIL RIDGE	09/15/21	$552,500	WD	03-AL	$552,500	$192,900	34.91	$504,891	$82,875	$526	$114,598	157.6	255.0	$727	164.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-038	2576 HARTUN	10/21/22	$625,000	WD	03-AL	$625,000	$272,900	43.66	$657,950	$93,750	$610	$32,358	153.7	242.0	$211	160.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-053	9844 ROSEMARY	06/17/22	$675,000	WD	03-AL	$675,000	$237,900	35.24	$633,146	$101,250	$639	$115,962	158.5	205.0	$732	185.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-073	2580 BUCKHEAD	07/28/22	$570,000	WD	03-AL	$570,000	$219,700	38.54	$542,390	$85,500	$546	$100,882	156.7	232.0	$644	170.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-075	9761 QUAIL RIDGE	03/31/23	$599,900	WD	03-AL	$599,900	$229,300	38.22	$551,107	$89,985	$598	$112,768	150.5	264.0	$749	147.00	17-30	17-30 DEER CREEK	FRONTAGE A
		Totals:	**$4,782,400**			**$4,782,400**	**$1,819,100**		**$4,630,777**			**$733,675**	**1,314.4**						
											Average per FF=>	**$549**							

PRICE/FF = $550

WALK IN THE WOODS SITE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation		Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-15-301-013	2626 PINEVIEW	05/21/21	$770,000	WD	03-AL	$770,000	$315,200	40.94	$762,869	$115,500		$117,131					15-30	15-30 WALK IN THE WOODS	
4712-15-301-019	2527 PINEVIEW	12/13/22	$438,000	WD	03-AL	$438,000	$208,500	47.60	$460,624	$65,700		$87,376					15-30	15-30 WALK IN THE WOODS	
4712-17-301-006	8860 DEER	09/03/21	$575,000	WD	03-AL	$575,000	$192,100	33.41	$533,799	$86,250		$117,900	180.5	248.0	$653	218.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-301-011	9391 QUAIL RIDGE	04/21/22	$660,000	WD	03-AL	$660,000	$289,300	43.83	$701,584	$99,000		$43,073	199.2	325.0	$216	232.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-301-015	9154 ROSEMARY	08/16/21	$525,000	WD	03-AL	$525,000	$185,000	35.24	$505,910	$78,750		$96,134	157.6	268.0	$610	160.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-301-027	9538 QUAIL RIDGE	09/15/21	$552,500	WD	03-AL	$552,500	$192,900	34.91	$504,891	$82,875		$114,598	157.6	255.0	$727	164.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-038	2576 HARTUN	10/21/22	$625,000	WD	03-AL	$625,000	$272,900	43.66	$657,950	$93,750		$32,358	153.7	242.0	$211	160.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-053	9844 ROSEMARY	06/17/22	$675,000	WD	03-AL	$675,000	$237,900	35.24	$633,146	$101,250		$115,962	158.5	205.0	$732	185.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-073	2580 BUCKHEAD	07/28/22	$570,000	WD	03-AL	$570,000	$219,700	38.54	$542,390	$85,500		$100,882	156.7	232.0	$644	170.00	17-30	17-30 DEER CREEK	FRONTAGE A
4712-17-403-075	9761 QUAIL RIDGE	03/31/23	$599,900	WD	03-AL	$599,900	$229,300	38.22	$551,107	$89,985		$112,768	150.5	264.0	$749	147.00	17-30	17-30 DEER CREEK	FRONTAGE A
		Totals:	**$4,782,400**			**$4,782,400**	**$1,819,100**		**$4,630,777**	**$89,670** **AVERAGE**		**$733,675**	**1,314.4**						

SITE VALUE = $90,000

NOTE: Expanded sales period d/t lack of sales w/in study period

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-17-101-022	2359 PEPPERIDGE	01/28/22	$390,000	WD	03-AL	$390,000	$174,500	44.74	$401,162	$58,500	$58,252	154.3	259.0	$378	149.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-101-044	2088 PINE HOLLOW	02/18/22	$611,000	WD	03-AL	$611,000	$251,500	41.16	$578,715	$91,650	$110,778	174.4	266.0	$635	188.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-101-059	2211 QUIET VALLEY	02/02/22	$517,000	WD	03-AL	$517,000	$184,500	35.69	$467,093	$77,550	$119,754	155.2	262.0	$772	150.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-101-068	9907 BIRCH	05/17/21	$480,000	WD	03-AL	$480,000	$233,100	48.56	$518,670	$72,000	$34,886	163.5	331.0	$213	148.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-101-080	9312 SYCAMORE	06/29/22	$727,500	WD	03-AL	$727,500	$273,400	37.58	$677,254	$109,125	$124,816	165.7	265.0	$753	170.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-200-019	2018 PINE HOLLOW	06/02/22	$830,000	WD	03-AL	$830,000	$313,100	37.72	$799,799	$124,500	$107,236	171.2	321.0	$626	161.00	17-20	17-20 PINE HOLLOW	A' FRONTAGE
4712-17-201-003	9915 PINE VALLEY	03/01/22	$690,000	WD	03-AL	$690,000	$286,700	41.55	$689,049	$103,500	$77,537	170.2	288.0	$456	168.00	17-20	17-20 PINE HOLLOW	A' FRONTAGE
4712-17-201-007	9773 PINE VALLEY	12/29/23	$540,000	WD	03-AL	$540,000	$281,900	52.20	$571,915	$81,000	$45,313	171.6	305.0	$264	166.00	17-20	17-20 PINE HOLLOW	A' FRONTAGE
4712-17-201-024	9948 PINE VALLEY	06/30/22	$687,000	WD	03-AL	$687,000	$260,700	37.95	$668,817	$103,050	$91,176	162.2	262.0	$562	160.00	17-20	17-20 PINE HOLLOW	A' FRONTAGE
		Totals:	**$5,472,500**			**$5,472,500**	**$2,259,400**		**$5,372,474**		**$769,748**	**1,488.3**						
														Average per FF=>	**$517**			

PRICE/FF = $500

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	15% Allocation	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-17-101-038	2218 PINE HOLLOW	10/05/23	$713,000	WD	03-AL	$713,000	$279,100	39.14	$588,244	$106,950	$197,347	161.3	279.0	$1,223	157.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-101-054	9567 BIRCH	01/21/22	$525,000	WD	03-AL	$525,000	$246,500	46.95	$589,377	$78,750	$17,300	181.5	400.0	$95	166.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-101-056	2208 QUIET VALLEY	10/30/23	$505,000	WD	03-AL	$505,000	$270,500	53.56	$544,168	$75,750	$30,262	154.3	270.0	$196	146.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE
4712-17-101-094	2198 PEPPERIDGE	10/12/23	$600,000	WD	03-AL	$600,000	$223,500	37.25	$475,324	$90,000	$197,020	160.8	265.0	$1,226	160.00	17-10	17-10 RAVENSWOOD	A' FRONTAGE

USED 15% ALLOCATION METHOD

2025 LAND ANALYSIS
HILLSBOROUGH ESTATES

GROUP 6

PHASE 1 - INTERIOR SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-03-401-023	215 ASHFORD	08/12/22	$565,000	WD	03-AL	$565,000	$212,500	37.61	$557,389	$77,611	$84,750	131.0	279.4	$592	131.02	03-40 HILLSBOROUGH ESTATES	STANDARD LOTS
4712-03-401-032	206 W AUBURN	09/27/23	$709,584	WD	25-PC	$709,584	$61,000	8.60	$723,319	$56,265	$106,438	112.3	307.2	$501	146.59	03-40 HILLSBOROUGH ESTATES	STANDARD LOTS
4712-03-401-034	218 W AUBURN	09/22/23	$550,000	WD	03-AL	$550,000	$222,600	40.47	$524,301	$95,699	$82,500	151.5	258.5	$632	129.98	03-40 HILLSBOROUGH ESTATES	STANDARD LOTS
		Totals:	**$1,824,584**			**$1,824,584**	**$496,100**		**$1,805,009**	**$229,575**	**$91,229**	**394.8**					
											AVERAGE						

NOTE: USED $83,000 SITE VALUE D/T 03-401-032 BEING OUTLIER

PHASE 1 INTERIOR SITE = $83000

PHASE 1 - OPEN SPACE SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-03-401-056	127 E AUBURN	03/08/24	$630,000	WD	03-AL	$630,000	$233,000	36.98	$607,830	$97,170	$94,500	137.0	239.8	$709	137.01	03-40 HILLSBOROUGH ESTATES	PLUS LOTS
4712-03-401-058	139 E AUBURN	09/13/22	$569,900	WD	03-AL	$569,900	$244,900	42.97	$643,927	$973	$85,485	142.8	233.6	$7	144.15	03-40 HILLSBOROUGH ESTATES	PLUS LOTS
4712-03-401-062	195 W AUBURN	05/06/22	$620,000	WD	03-AL	$620,000	$257,300	41.50	$717,955	($22,955)	$93,000	168.2	215.3	($136)	154.16	03-40 HILLSBOROUGH ESTATES	PLUS LOTS
		Totals:	**$1,819,900**			**$1,819,900**	**$735,200**		**$1,969,712**	**$75,188**	**$90,995**	**448.0**					
											AVERAGE						

PHASE 1 OPEN SPACE SITE VALUE = $90,000
PHASE 1 PREMIUM SITE = $104,000

PHASE 2 - INTERIOR SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-03-402-117	339 LENOX	06/16/23	$430,000	WD	03-AL	$430,000	$214,400	49.86	$504,300	($19,300)	$64,500	143.2	220.9	($135)	143.15	03-41 HILLSBOROUGH ESTATES #2	STANDARD LOT
4712-03-402-150	338 DAUBONY	11/17/23	$525,000	WD	03-AL	$525,000	$219,000	41.71	$511,394	$68,606	$78,750	120.0	285.0	$572	120.00	03-41 HILLSBOROUGH ESTATES #2	STANDARD LOT
		Totals:	**$955,000**			**$955,000**	**$433,400**		**$1,015,694**	**$49,306**	**$71,625**	**263.2**					
											AVERAGE						

PHASE 2 INTERIOR SITE = $72,000

PHASE 2 - OPEN SPACE SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-03-402-081	305 BAINTREE	07/20/23	$710,000	WD	03-AL	$710,000	$322,000	45.35	$756,221	$13,779	$106,500	110.2	325.0	$125	110.15	03-41 HILLSBOROUGH ESTATES #2	PLUS LOT
4712-03-402-089	371 BAINTREE	02/21/23	$555,000	WD	03-AL	$555,000	$222,500	40.09	$583,386	$31,614	$83,250	141.6	274.5	$223	141.62	03-41 HILLSBOROUGH ESTATES #2	PLUS LOT
4712-03-402-146	318 DAUBONY	09/07/22	$532,500	WD	03-AL	$532,500	$210,300	39.49	$530,948	$61,552	$79,875	143.3	346.5	$430	143.29	03-41 HILLSBOROUGH ESTATES #2	PLUS LOT
		Totals:	**$1,797,500**			**$1,797,500**	**$754,800**		**$1,870,555**	**$106,945**	**$89,875**	**395.1**					
											AVERAGE						

PHASE 2 OPEN SPACE SITE = $90,000
PHASE 2 PREMIUM = $104,000

NOTE: Increased plus site value by 15% to determine premium site value d/t no sales of premium site parcels.

USED 15% ALLOCATION METHOD

2025 LAND ANALYSIS
HILLSBOROUGH ESTATES

GROUP 6

VACANT LAND SALES (Supports using 15% Allocation) - Used for reference only											**% OF TCV**						
4712-03-401-028	179 ASHFORD	06/11/21	$90,000	WD	03-AL	$90,000	$30,300	33.67	$81,269	$90,000	14.60%	181.4	208.0	$496	181.40	03-40 HILLSBOROUGH ESTATES	STANDARD LOTS
4712-03-401-032	206 W AUBURN	05/16/22	$80,000	WD	03-AL	$80,000	$35,000	43.75	$70,000	$80,000	11.80%	146.6	307.2	$546	146.59	03-40 HILLSBOROUGH ESTATES	STANDARD LOTS
4712-03-402-093	405 BAINTREE	08/06/21	$113,000	WD	03-AL	$113,000	$30,000	26.55	$66,000	$113,000	15.20%	155.2	281.2	$728	155.24	03-41 HILLSBOROUGH ESTATES #2	PLUS LOT

USED 15% ALLOCATION METHOD

2025 LAND ANALYSIS
HUNTMORE

GROUP 6

EXTERIOR/OPEN SPACE SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
4712-05-102-066	9010 ROYAL OAKS	08/08/23	$545,000	WD	03-AL	$545,000	$243,700	44.72	$532,814	$81,186	$81,750	237.1	109.7	$342	237.13	EXTERIOR LOTS
4712-05-102-070	222 SHINNECOCK	05/15/23	$540,000	WD	03-AL	$540,000	$278,700	51.61	$629,175	($25,175)	$81,000	130.0	200.0	($194)	130.00	OPEN SPACE LOT
		Totals:	**$1,085,000**			**$1,085,000**	**$522,400**		**$1,161,989**	**$56,011**	**$81,375**	**367.1**				
											AVERAGE					

Ext/OS Site Value = $80,000

INTERIOR SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
4712-05-102-094	339 SHINNECOCK	11/04/21	$473,500	WD	03-AL	$473,500	$180,400	38.10	$467,210	$58,290	$71,025	206.1	123.6	$283	206.13	INTERIOR LOTS
4712-05-102-098	269 SHINNECOCK	06/30/21	$426,500	WD	03-AL	$426,500	$169,900	39.84	$424,364	$54,136	$63,975	145.7	232.4	$372	145.67	INTERIOR LOTS
4712-05-102-101	217 SHINNECOCK	08/24/21	$465,000	WD	03-AL	$465,000	$183,600	39.48	$480,766	$36,234	$69,750	203.7	209.8	$178	203.73	INTERIOR LOTS
4712-05-102-101	217 SHINNECOCK	11/02/22	$490,000	WD	03-AL	$490,000	$207,500	42.35	$516,496	$25,504	$73,500	203.7	209.8	$125	203.73	INTERIOR LOTS
		Totals:	**$1,855,000**			**$1,855,000**	**$741,400**		**$1,888,836**	**$174,164**	**$69,563**	**759.3**				
											AVERAGE					

Note: Expanded sales period d/t lack of sales w/in study period

Interior Site Value = $70,000

GOLF COURSE/OPEN SPACE/EXTERIOR SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
4712-05-102-027	9423 DORNOCH	05/18/22	$551,000	WD	03-AL	$551,000	$246,000	44.65	$645,862	($34,862)	$82,650	155.3	141.1	($224)	155.33	GOLF COURSE
4712-05-102-046	565 CHRYSTAL DOWNS	09/01/23	$600,000	WD	03-AL	$600,000	$263,700	43.95	$580,083	$79,917	$90,000	120.2	182.5	$665	120.23	GOLF COURSE
4712-05-102-048	613 CHRYSTAL DOWNS	08/03/22	$525,000	WD	03-AL	$525,000	$241,600	46.02	$619,840	($30,840)	$78,750	157.1	167.1	($196)	157.10	PREM GC SITE
4712-05-102-066	9010 ROYAL OAKS	08/08/23	$545,000	WD	03-AL	$545,000	$243,700	44.72	$532,814	$81,186	$81,750	237.1	109.7	$342	237.13	EXTERIOR LOTS
4712-05-102-070	222 SHINNECOCK	05/15/23	$540,000	WD	03-AL	$540,000	$278,700	51.61	$629,175	($25,175)	$81,000	130.0	200.0	($194)	130.00	OPEN SPACE LOT
4712-05-102-085	273 WINGED FOOT	04/24/23	$550,000	WD	03-AL	$550,000	$252,300	45.87	$553,321	$56,679	$82,500	140.2	190.2	$404	140.23	GOLF COURSE
4712-05-102-089	383 WINGED FOOT	07/14/23	$640,000	WD	03-AL	$640,000	$271,500	42.42	$613,274	$86,726	$96,000	155.2	180.3	$559	155.23	GOLF COURSE
4712-05-102-092	375 SHINNECOCK	11/16/23	$600,000	WD	03-AL	$600,000	$249,800	41.63	$569,048	$90,952	$90,000	166.1	191.0	$548	166.07	GOLF COURSE
		Totals:	**$4,551,000**			**$4,551,000**	**$2,047,300**		**$4,743,417**	**$304,583**	**$85,331**	**1,261.3**				
											AVERAGE					

Golf Course Site Value used for Open Space Premium Sites

Golf Course Site Value = $85,000
Exterior/OS Site Value = $80,000

12% Allocation used for Std Sites
15% Allocation used for Premium Sites

2025 LAND ANALYSIS
NORTHWINDS/GREYSTONE/PADDOCK EST/GLENVIEW/
ROLLING WDS/HMSTD HILTON/HAWTHORNE/SPRUCE PT

STANDARD SITES (using 12% allocation) - USE FOR HAWTHORNE, PADDOCK EST, NORTHWINDS, GLENVIEW, ROLLING WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	12% Allocation	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-09-101-001	10313 GREYSTONE	01/20/22	$585,000	WD	03-AL	$585,000	$225,700	38.58	$632,761	$17,239	$70,200	$87,750	359.0	190.0	$48	359.00	09-10	09-10 GREYSTONE	SITE VALUE
4712-09-101-005	10366 GREYSTONE	03/21/22	$695,000	WD	03-AL	$695,000	$289,900	41.71	$773,098	($13,098)	$83,400	$104,250	274.0	260.0	($48)	274.00	09-10	09-10 GREYSTONE	SITE VALUE
4712-11-301-005	1595 PADDOCK ESTATES	12/21/22	$695,900	WD	03-AL	$695,900	$296,900	42.66	$761,279	$23,871	$83,508	$104,385	231.0	312.0	$103	231.00	11-30	11-30 PADDOCK EST	SITE VALUE
4712-20-302-001	3539 OLDE HAWTHORNE	03/15/22	$725,000	WD	03-AL	$725,000	$266,100	36.70	$727,477	$62,523	$87,000	$108,750	112.0	203.0	$558	112.00	20-31	20-31 HAWTHORNE	STANDARD SITE
4712-20-302-005	9495 PRINCE WILLIAM	07/31/23	$700,900	WD	03-AL	$700,900	$331,100	47.24	$691,418	$74,482	$84,108	$105,135	117.0	198.0	$637	117.00	20-31	20-31 HAWTHORNE	STANDARD SITE
4712-20-302-011 & 010	3689 OLDE HAWTHORNE	07/05/22	$740,000	WD	19-MP-AI	$740,000	$275,400	37.22	$737,845	$72,155	$88,800	$111,000	235.9	456.0	$306	228.00	20-31	20-31 HAWTHORNE	STANDARD SITE
		Totals:	**$4,141,800**			**$4,141,800**	**$1,685,100**		**$4,323,878**	**$237,172**	**$82,836**		**1,328.9**						
											AVERAGE								

Hawthorne Estates - Average 12% Allocation = 84,633 (set at $85,000)
Note - deducted $6,000 from -011 for -010 (unbuildable adjacent)

Group Avg at 12% allocation = $82,836

Homestead on Hilton - Set site vlaue at $65,000
note - 1 sale on 8/7/24, indicating 12% allocation at $66,240; 1 listing indicating 12% at $70,200 on double lot

Paddock Estates - only 1 sale, use group to set value (set at $85,000)

Greystone - Average 12% allocation = $78,300 (set at $78000)

Rolling Woods - only 1 sale, indicating $12% Allocation at $85,967 (set at $85,000)

Spruce Pointe - no sales, use group to set at $85,000/site

Northwinds - no sales, use group to set at $85,000/site

PREMIUM/OPEN SPACE SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	12% Allocation	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-08-103-039	1098 SCENIC POINTE	08/23/22	$724,500	WD	03-AL	$724,500	$264,700	36.54	$673,812	$125,688	$86,940	$108,675	193.0	212.0	$651	193.00	08-20	08-20 NORTHWINDS	OPEN SPACE SITE
4712-08-201-004	1432 XANADU	09/14/22	$490,000	WD	03-AL	$490,000	$245,400	50.08	$600,039	($35,039)	$58,800	$73,500	347.0	172.0	($101)	347.00	08-20	08-20 NORTHWINDS	PREMIUM SITE
4712-08-201-007	1322 XANADU	06/02/21	$670,000	WD	03-AL	$670,000	$272,800	40.72	$727,724	$17,276	$80,400	$100,500	205.0	191.0	$84	205.00	08-20	08-20 NORTHWINDS	PREMIUM SITE
4712-18-307-005	2781 TOBY	01/19/23	$716,393	WD	25-PC	$716,393	$40,300	5.63	$701,055	$105,338	$85,967	$107,459	151.3	272.9	$696	151.25	18-35	18-35 ROLLING WOODS SI	PREMIUM SITE
		Totals:	**$2,600,893**			**$2,600,893**	**$823,200**		**$2,702,630**	**$213,263**	**$78,027**	**$97,533**	**896.3**						
												AVERAGE							

Northwinds Premium/Open Space - Average 15% Allocation = $94,225 (Set at $94,000)

Rolling Woods Premium value set at group average of $97,000

VACANT LAND SALES (Supports 15% allocation on premium sites)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	12% Allocation	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-307-005	2781 TOBY	03/07/22	$102,000	WD	03-AL	$102,000	$40,300	39.51	$90,000	$102,000			151.3	272.9	$674	151.25	18-35	18-35 ROLLING WOODS SI	PREMIUM SITE
4712-27-103-008	11152 SPRUCE POINTE	03/25/24	$130,000	WD	03-AL	$130,000	$42,500	32.69	$85,000	$130,000			172.4	232.2	$754	172.35	27-11	27-11 SPRUCE POINTE SIT	SITE VALUE

Expanded sales dates d/t lack of sales during study period

15% Land Allocation Method used

GROUP 6

2025 LAND ANALYSIS
BRIGHTON OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
4712-29-204-024	9802 SHELTERING OAKS	12/29/22	$560,000	WD	03-AL	$560,000	$208,100	37.16	$544,898	$83,352	$84,000	158.0	167.4	$528	157.98	STANDARD SITE
4712-29-204-026	9706 SHELTERING OAKS	07/10/23	$535,000	WD	03-AL	$535,000	$222,200	41.53	$521,074	$78,926	$80,250	103.0	219.0	$767	102.96	STANDARD SITE
4712-29-204-029	9618 SHELTERING OAKS	10/25/23	$680,000	WD	03-AL	$680,000	$250,000	36.76	$635,708	$109,292	$102,000	114.2	194.7	$957	114.23	STANDARD SITE
4712-29-204-030	9562 SHELTERING OAKS	05/18/22	$654,000	WD	03-AL	$654,000	$226,600	34.65	$655,719	$66,531	$98,100	147.3	197.0	$452	147.25	STANDARD SITE
4712-29-204-038	9449 SHELTERING OAKS	10/30/23	$610,000	WD	03-AL	$610,000	$290,800	47.67	$687,960	$30,040	$91,500				0.00	STANDARD SITE
		Totals:	**$3,039,000**			**$3,039,000**	**$1,197,700**		**$3,045,359**	**$368,141**	**$91,170**	**522.4**				
											Average					

STD SITE VALUE = $91,000

USED 20% ALLOCATION METHOD

2025 LAND ANALYSIS
LAKE MORAINE SUBDIVISION

GROUP 7

Standard Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	20% Land Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/ FF	Actual Front	Rate Group
4712-15-401-001	2972 MORAINE	07/28/22	$289,900	WD	03-AL	$289,900	$104,400	36.01	$276,240	$57,980	$71,160	$57,500	123.0	75.0	$579	123.00	STANDARD SITE
4712-15-401-082	11857 KNOB HILL RD	04/15/22	$363,000	WD	03-AL	$363,000	$126,300	34.79	$341,304	$72,600	$79,196	$57,500	120.0	110.0	$660	120.00	STANDARD SITE
4712-15-401-092	3076 MORAINE	05/16/23	$402,500	WD	03-AL	$402,500	$153,500	38.14	$376,639	$80,500	$86,236	$60,375	131.0	115.0	$658	131.00	STANDARD SITE
4712-15-401-093	3098 MORAINE	01/05/24	$320,000	WD	03-AL	$320,000	$127,300	39.78	$279,246	$64,000	$101,129	$60,375	114.0	140.0	$887	114.00	STANDARD SITE
4712-15-401-094	3114 MORAINE	11/04/22	$347,000	WD	03-AL	$347,000	$126,300	36.40	$306,601	$69,400	$97,899	$57,500	92.0	148.0	$1,064	92.00	STANDARD SITE
		Totals:	**$1,722,400**			**$1,722,400**	**$637,800**		**$1,580,030**	**$68,896**	**$435,620**	**$293,250**	**580.0**				
										Average							

Average 20% Land Allocation = $68,896

Increased site value proportionally for 1-1/2 and Double Lots Sites

STANDARD SITE VALUE = $67,000
1-1/2 LOT SITE VALUE = $80,000
DOUBLE LOT SITE VALUE = $87,000

Corner Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	20% Land Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/ FF	Actual Front	Rate Group
4712-15-401-025	3224 OLD ORCHARD DR	12/14/23	$345,000	WD	03-AL	$345,000	$142,400	41.28	$305,251	$69,000	$109,749	$70,000	147.0	153.0	$747	147.00	1 1/2 LOTS
4712-15-401-066	3141 OLD ORCHARD DR	05/06/22	$420,000	WD	03-AL	$420,000	$135,400	32.24	$362,230	$84,000	$121,020	$63,250	148.0	125.0	$818	148.00	CORNER/+FRNTG
4712-15-401-075	3057 OLD ORCHARD DR	06/29/22	$271,600	WD	03-AL	$271,600	$120,900	44.51	$293,950	$54,320	$40,900	$63,250	127.0	150.0	$322	127.00	CORNER/+FRNTG
4712-15-401-075	3057 OLD ORCHARD DR	11/10/22	$305,000	WD	03-AL	$305,000	$120,900	39.64	$293,950	$61,000	$74,300	$63,250	127.0	150.0	$585	127.00	CORNER/+FRNTG
		Totals:	**$1,341,600**			**$1,341,600**	**$519,600**		**$1,255,381**	**$67,080**	**$345,969**	**$259,750**	**549.0**				
										Average							

Average 20% Land Allocation = $67,080

CORNER LOT SITE VALUE = $67,000

Waterfront Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	20% Land Allocation	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/ FF	Actual Front	Rate Group
4712-15-401-041	3055 MORAINE	03/28/24	$350,444	WD	03-AL	$350,444	$135,600	38.69	$306,110	$70,089	$118,529	$74,195	98.9	169.0	$1,198	101.00	WATER
		Totals:	**$350,444**			**$350,444**	**$135,600**		**$306,110**		**$118,529**	**$74,195**	**98.9**				
												Average					
												per FF=>	**$1,198**				

Use $1,100 per FF

PRICE/FF USING EXTRACTION METHOD

GROUP 7

2025 LAND ANALYSIS
PLEASANT VIEW HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	Land Table
4712-22-303-005	11221 MEADOWOOD	12/15/23	$390,000	WD	03-AL	$390,000	$193,300	49.56	$385,440	$77,568	208.6	255.0	$372	230.00	22-30 PLEAS VW HILLS
4712-22-304-067	11091 HARRY	05/10/22	$425,000	WD	03-AL	$425,000	$174,000	40.94	$417,915	$78,046	202.7	273.0	$385	210.00	22-30 PLEAS VW HILLS
4712-22-304-071	11155 YOUNG	06/27/22	$635,000	WD	03-AL	$635,000	$213,700	33.65	$645,333	$53,414	182.1	200.0	$293	198.00	22-30 PLEAS VW HILLS
		Totals:	**$1,450,000**			**$1,450,000**	**$581,000**		**$1,448,688**	**$209,028**	**593.5**				
											Average per FF=>	**$352**			

PRICE/FF USED = $350

OUTLIER

4712-22-304-054	11310 YOUNG	01/12/23	$487,000	WD	03-AL	$487,000	$172,300	35.38	$447,278	$101,559	176.7	255.0	$575	165.00	22-30 PLEAS VW HILLS

PRICE/FF USING EXTRACTION METHOD

2025 LAND ANALYSIS
HOPE LAKE PARK/HILTON ESTATES

GROUP 8

HOPE LAKE PARK PHASE 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-201-022	3327 CHARLOTTE	05/06/22	$235,000	WD	03-AL	$235,000	$88,000	37.45	$228,504	$51,496	60.0	150.0	$858	60.00	20-20	20-20 HOPE LK PK	PHASE 1
4712-20-201-024	3351 CHARLOTTE	12/28/21	$210,000	WD	03-AL	$210,000	$91,900	43.76	$188,032	$67,022	60.0	150.0	$1,117	60.00	20-20	20-20 HOPE LK PK	PHASE 1
		Totals:	**$445,000**			**$445,000**	**$179,900**		**$416,536**	**$118,518**	**120.0**						
													Average per FF=>	**$988**			

NOTE: EXPANDED SALES DATES D/T LACK OF SALES IN PHASE 1

PRICE/FF = $950

HOPE LAKE PARK PHASE 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-202-009	3306 HOPE LAKE	08/08/22	$290,000	WD	03-AL	$290,000	$110,900	38.24	$271,062	$79,511	89.7	224.0	$886	102.00	20-20	20-20 HOPE LK PK	PHASE 2
4712-20-202-013	9442 EDWARD	08/19/22	$235,000	WD	03-AL	$235,000	$85,700	36.47	$225,635	$63,365	80.0	230.0	$792	80.00	20-20	20-20 HOPE LK PK	PHASE 2
4712-20-202-033	9562 EDWARD	10/04/23	$280,000	WD	03-AL	$280,000	$108,100	38.61	$248,649	$83,168	76.8	195.0	$1,083	80.00	20-20	20-20 HOPE LK PK	PHASE 2
4712-20-202-043	9532 EDWARD	11/23/22	$300,000	WD	03-AL	$300,000	$112,600	37.53	$300,408	$63,673	99.9	140.0	$637	160.00	20-20	20-20 HOPE LK PK	PHASE 2
		Totals:	**$1,105,000**			**$1,105,000**	**$417,300**		**$1,045,754**	**$289,717**	**346.4**						
													Average per FF=>	**$836**			

PRICE/FF = $850

HILTON ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-203-005	3400 HILTON ESTATES	09/08/22	$292,000	WD	03-AL	$292,000	$120,800	41.37	$280,618	$70,014	102.0	200.0	$687	100.00	20-21	20-21 HILTON EST	NON-WATER
		Totals:	**$292,000**			**$292,000**	**$120,800**		**$280,618**	**$70,014**	**102.0**						
													Average per FF=>	**$687**			

NOTE: Considered Hope Lake Park Phase 2 analysis d/t lack of sales in Hilton Estates

PRICE/FF = $700

WATEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-20-201-018	EDWARD (VACANT LAND)	05/22/24	$115,000	WD	03-AL	$115,000	$41,300	35.91	$82,649	$115,000	66.1	270.0	$1,739	66.00	20-20	20-20 HOPE LK PK	WATER
4712-20-203-022	3312 LEGION	08/20/24	$330,000	WD	03-AL	$330,000	$171,900	52.09	$335,998	$94,166	95.4	260.0	$987	115.00	20-21	20-21 HILTON EST	WATER
4712-20-203-025	9889 EDWARD	08/18/22	$386,000	WD	19-MPAL	$386,000	$0	0.00	$364,227	$137,492	110.2	225.0	$1,248	165.00	20-21	20-21 HILTON EST	WATER
		Totals:	**$831,000**			**$831,000**	**$213,200**		**$782,874**	**$346,658**	**271.7**						
													Average per FF=>	**$1,276**			

NOTE: EXPANDED SALES DATES D/T LACK OF SALES IN PHASE 1

HOPE LK PK PRICE/FF = $1,275
HILTON EST PRICE/FF = $1,100

PRICE/FF USING EXTRACTION METHOD

2025 LAND DIVISION ANALYSIS
PINE CREEK ESTATES/SAND POINTE ESTATES

GROUP 9

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	Actual Front	ECF Area	Land Table	Rate Group 1
4712-21-101-002	10484 SKEMAN	07/25/22	$430,000	WD	03-ARM'S LENGTH	$430,000	$142,400	33.12	$400,634	$83,251	$53,885	89.8	233.0	$927	90.00	21-10	21-10 PINE CREEK ESTS 1 & 2	B' Frontage
4712-21-102-011	3341 PINE CREEK	05/10/22	$410,000	WD	03-ARM'S LENGTH	$410,000	$124,500	30.37	$381,279	$100,114	$71,393	102.0	331.0	$982	113.00	21-11	21-11 SAND POINTE EST	A' FRONTAGE
4712-21-102-028	3477 PINE CREEK	11/23/22	$355,000	WD	03-ARM'S LENGTH	$355,000	$137,300	38.68	$375,959	$33,546	$54,505	77.9	236.0	$431	78.00	21-11	21-11 SAND POINTE EST	A' FRONTAGE
4712-21-102-030	3250 PINE CREEK	06/09/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$176,400	44.10	$389,333	$68,802	$58,135	87.4	135.0	$787	130.00	21-11	21-11 SAND POINTE EST	A' FRONTAGE
4712-21-102-030	3250 PINE CREEK	05/06/22	$370,000	WD	03-ARM'S LENGTH	$370,000	$150,000	40.54	$389,333	$38,802	$58,135	87.4	135.0	$444	130.00	21-11	21-11 SAND POINTE EST	A' FRONTAGE
4712-21-103-015	3162 SKYVIEW	11/08/23	$400,000	WD	03-ARM'S LENGTH	$400,000	$174,600	43.65	$413,550	$42,223	$55,773	93.0	212.0	$454	100.00	21-10	21-10 PINE CREEK ESTS 1 & 2	A' Frontage
4712-21-103-027	3145 SANDPOINT	04/19/23	$341,000	WD	03-ARM'S LENGTH	$341,000	$138,200	40.53	$320,050	$81,603	$60,653	101.1	285.0	$807	102.00	21-10	21-10 PINE CREEK ESTS 1 & 2	A' Frontage
		Totals:	**$2,706,000**			**$2,706,000**	**$1,043,400**		**$2,670,138**	**$448,341**	**$412,479**	**638.5**						
											Average per FF=>	**$702**						

PRICE/FF = $700

OUTLIER

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	Actual Front	ECF Area	Land Table	Rate Group 1
4712-21-103-019	3192 SANDPOINT	09/22/23	$335,000	WD	03-ARM'S LENGTH	$335,000	$120,300	35.91	$278,691	$110,287	$53,978	90.0	186.0	$1,226	100.00	21-10	21-10 PINE CREEK ESTS 1 & 2	A' Frontage

PRICE/FF USING 20% ALLOCATION

2025 LAND ANALYSIS
GROUP 10

GROUP 10

WEST WINDS ESTATES/DEERFOOT HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Allocation	Price/ff 20% Allocation	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-21-301-004	10281 WINSTED	08/26/22	$617,000	WD	03-AL	$617,000	$215,700	34.96	$606,489	$117,899	$123,400	$661	186.8	250.0	218.00	21-30 WEST WINDS EST	A' Frontage
4712-21-301-005	10355 WINSTED	07/18/22	$492,500	WD	03-AL	$492,500	$200,800	40.77	$482,637	$104,694	$98,500	$597	164.9	250.0	170.00	21-30 WEST WINDS EST	A' Frontage
4712-21-301-021	10424 WINSTED	06/09/23	$370,000	WD	03-AL	$370,000	$154,900	41.86	$319,221	$138,020	$74,000	$488	151.7	230.0	150.00	21-30 WEST WINDS EST	A' Frontage
4712-21-302-005	3837 ABERDEEN	04/14/22	$377,000	WD	03-AL	$377,000	$128,200	34.01	$319,539	$127,687	$75,400	$617	122.1	213.0	101.00	21-30 WEST WINDS EST	A' Frontage
		Totals:	**$1,856,500**			**$1,856,500**	**$699,600**		**$1,727,886**	**$488,300**		**$591**	**625.5**				
												Average per ff=>	**$591**				

PRICE/FF = $600

MORAINE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Allocation	Price/ff 20% Allocation	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-22-201-005	11890 CREEKSIDE	10/08/21	$280,000	WD	03-AL	$280,000	$102,000	36.43	$278,218	$57,618	$56,000	$602	93.1	150.0	100.00	22-20 MORAINE MEADOWS	NON-WATER
4712-22-201-006	11912 CREEKSIDE	09/17/21	$325,000	WD	03-AL	$325,000	$105,800	32.55	$276,499	$104,337	$65,000	$698	93.1	150.0	100.00	22-20 MORAINE MEADOWS	NON-WATER
4712-22-201-032	11945 WAYCROSS	10/28/21	$336,000	WD	03-AL	$336,000	$135,300	40.27	$369,440	$30,918	$67,200	$626	107.3	175.0	123.00	22-20 MORAINE MEADOWS	NON-WATER
4712-22-201-034	3330 S PLEASANT VALLEY	01/21/22	$474,000	WD	03-AL	$474,000	$197,900	41.75	$515,589	$96,108	$94,800	$514	184.5	300.0	278.00	22-20 MORAINE MEADOWS	NON-WATER
4712-22-201-046	3403 VALLEYBROOK	09/09/22	$355,000	WD	03-AL	$355,000	$132,200	37.24	$333,698	$78,571	$71,000	$744	95.4	166.0	100.00	22-20 MORAINE MEADOWS	NON-WATER
4712-22-201-062	3363 WATERSEDGE	02/28/22	$295,000	WD	03-AL	$295,000	$120,100	40.71	$295,235	$64,108	$59,000	$550	107.2	200.0	115.00	22-20 MORAINE MEADOWS	NON-WATER
4712-22-201-068	3436 VALLEYBROOK	08/29/22	$330,000	WD	03-AL	$330,000	$112,600	34.12	$278,648	$115,842	$66,000	$614	107.5	195.0	117.00	22-20 MORAINE MEADOWS	NON-WATER
		Totals:	**$2,395,000**			**$2,395,000**	**$905,900**		**$2,347,327**	**$547,502**			**788.1**				
												Average per FF=>	**$621**				

PRICE/FF = $600

MORAINE MEADOWS WATERFRONT

4712-22-201-029	11874 WAYCROSS	08/11/21	$376,000	WD	03-AL	$376,000	$139,400	37.07	$365,752	$138,819	$75,200	$731	102.9	185.0	110.00	22-20 MORAINE MEADOWS	WATER

Note: Expanded sales period d/t lack of sales during study period
Considered Hope Lake Park, Hilton Est & Villa Hts waterfront when setting waterfront rate; average of subs is $1208/ff

PRICE/FF = $1300

22-201-034 - new contruction removed after sale date

KRAUSE ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Allocation	Price/ff 20% Allocation	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-27-101-002	4103 BRIAN	08/23/21	$379,900	WD	03-AL	$379,900	$132,400	34.85	$340,610	$94,735	$75,980	$411	184.8	242.0	185.00	27-10 KRAUSE ACRES	A' FRONTAGE
4712-27-102-032	4386 BRIAN	08/04/21	$400,000	WD	03-AL	$400,000	$157,300	39.33	$400,391	$56,942	$80,000	$419	191.1	179.0	230.00	27-10 KRAUSE ACRES	A' FRONTAGE
4712-27-102-038	4329 BRIAN	07/14/23	$310,000	WD	03-AL	$310,000	$145,800	47.03	$298,296	$65,167	$62,000	$348	178.2	263.0	165.00	27-10 KRAUSE ACRES	A' FRONTAGE
4712-27-102-042	11011 KURTISS	08/11/22	$570,000	WD	03-AL	$570,000	$229,600	40.28	$581,632	$42,585	$114,000	$631	180.7	239.0	178.00	27-10 KRAUSE ACRES	A' FRONTAGE
		Totals:	**$1,659,900**			**$1,659,900**	**$665,100**		**$1,620,929**	**$259,429**			**734.9**				
												Average per FF=>	**$452**				

Note: Expanded sales period d/t lack of sales during study period

PRICE/FF = $450

PRICE/FF USING 20% ALLOCATION

GROUP 10

2025 LAND ANALYSIS
GROUP 10

HEATHERCREST/PLEASANT VLY EST/EAGLE HTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Allocation	Price/ff 20% Allocation	Effec. Front	Depth	Actual Front	Land Table	Rate Group 1
4712-22-401-013	11958 MARANATHA	05/02/22	$407,000	WD	03-AL	$407,000	$160,500	39.43	$396,712	$76,604	$81,400	$491	165.8	307.0	150.00	22-40 HEATHERCREST EST	A' Frontage
4712-22-401-015	3864 S PLEASANT VALLEY	04/19/21	$355,125	WD	03-AL	$355,125	$147,600	41.56	$376,011	$39,717	$71,025	$469	151.5	217.0	149.00	22-40 HEATHERCREST EST	A' Frontage
4712-27-100-030	4253 ELDERBERRY	06/06/24	$415,000	WD	03-AL	$415,000	$168,300	40.55	$321,930	$153,422	$83,000	$433	191.6	244.0	198.00	27-20 PLEASANT VALLEY EST	A' FRONTAGE
4712-27-201-010	4419 ELDERBERRY	08/15/22	$520,000	WD	03-AL	$520,000	$146,800	28.23	$491,285	$88,259	$104,000	$581	179.1	196.0	193.00	27-20 PLEASANT VALLEY EST	A' FRONTAGE
4712-27-301-004	11464 EAGLE	06/16/22	$495,000	WD	03-AL	$495,000	$178,900	36.14	$462,719	$96,281	$99,000	$619	160.0	250.0	160.00	27-31 EAGLE HTS	A' FRONTAGE
4712-27-301-024	11537 EAGLE	10/03/23	$460,000	WD	03-AL	$460,000	$207,600	45.13	$436,113	$91,695	$92,000	$488	188.4	457.0	164.00	27-31 EAGLE HTS	A' FRONTAGE
		Totals:	**$2,652,125**			**$2,652,125**	**$1,009,700**		**$2,484,770**	**$545,978**			**1,036.3**				
												Average per FF=>	**$513**				

Note: Expanded sales period d/t lack of sales during study period

PRICE/FF = $500

PRICE/FF USING EXTRACTION METHOD

2025 LAND ANALYSIS
DEMARIA SUBDIVISION/MORAINE HIGHLANDS

GROUP 11

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-22-101-008	11238 CHERRYLAWN	10/17/22	$415,000	WD	03-AL	$415,000	$187,200	45.11	$407,245	$83,755	160.0	250.0	$523	160.00	22-10	22-10 DEMARIA WEST	A' FRONTAGE
4712-22-101-009	11262 CHERRYLAWN	12/22/23	$540,000	WD	03-AL	$540,000	$263,200	48.74	$545,829	$70,171	160.0	250.0	$439	160.00	22-10	22-10 DEMARIA WEST	A' FRONTAGE
4712-22-101-017	11427 CHERRYLAWN	09/22/21	$547,000	WD	03-AL	$547,000	$210,700	38.52	$558,561	$65,104	161.4	224.0	$403	172.00	22-10	22-10 DEMARIA WEST	A' FRONTAGE
4712-22-101-038	11471 CLOVERLAWN	04/15/22	$449,100	WD	03-AL	$449,100	$174,300	38.81	$410,081	$132,749	165.3	285.0	$803	160.00	22-10	22-10 DEMARIA WEST	A' FRONTAGE
4712-22-101-043	11311 CLOVERLAWN	09/03/21	$380,000	WD	03-AL	$380,000	$164,300	43.24	$368,406	$97,177	180.2	402.0	$539	160.00	22-10	22-10 DEMARIA WEST	A' FRONTAGE
		Totals:	**$2,331,100**			**$2,331,100**	**$999,700**		**$2,290,122**	**$448,956**	**826.9**						
													Average per FF=>	**$543**			

Note: Expanded sales period d/t lack of sales during study period

PRICE/FF = $550

OUTLIERS

4712-22-101-005	11166 CHERRYLAWN	07/26/23	$558,000	WD	03-AL	$558,000	$194,000	34.77	$405,784	$230,555	164.9	250.0	$1,398	170.00	22-10	22-10 DEMARIA WEST	A' FRONTAGE
4712-22-101-034	11360 CLOVERLAWN	03/11/22	$380,000	WD	03-AL	$380,000	$184,400	48.53	$416,539	$43,465	168.4	307.0	$258	160.00	22-10	22-10 DEMARIA WEST	A' FRONTAGE

22-101-038 - REMODEL AFTER SALE; DECREASE IN EFF AGE. ADJUSTED LAND RESIDUAL ACCORDINGLY.

NOTE: there were no waterfront sales within the study period, except 22-202-013, which was removed d/t the condition at time of sale. 22-202-013 sold on 11/15/24, indicating a price/ff of $1948. Average waterfront land value in Moraine Meadows is $140,000. Using a factor of 1.40 to set the price/ff using the standard frontage, d/t the size difference between the subs. $196,000/180 = $1088/ff. Set Price/ff at $1,000.

LONG LAKE PINES/WINDSWEPT/SPENCER CREEK/ RIVER HILLS/WALKING HORSE EST/TAYLOR MEADOWS

WINDSWEPT FARMS/SPENCER CREEK (STANDARD SITE)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Rate Group 1
4712-26-301-008	4659 WINDBERRY	06/25/21	$432,000	WD	03-AL	$432,000	$189,000	43.75	$454,397	$42,603	$64,800	107.0	188.0	107.00	26-30	STANDARD SITE
4712-26-301-036	4586 WINDSWEPT	09/23/22	$425,000	WD	03-AL	$425,000	$197,200	46.40	$468,776	$21,224	$63,750	92.0	378.0	92.00	26-30	STANDARD SITE
4712-26-301-047	4736 WINDBERRY	08/12/22	$525,000	WD	03-AL	$525,000	$219,300	41.77	$504,852	$85,148	$78,750	117.0	178.0	117.00	26-30	STANDARD SITE
4712-26-301-048	4695 WINDSWEPT	08/24/21	$495,000	WD	03-AL	$495,000	$199,200	40.24	$485,262	$74,738	$74,250	137.0	165.0	137.00	26-30	STANDARD SITE
4712-26-301-049	4667 WINDSWEPT	02/16/23	$465,000	WD	03-AL	$465,000	$205,600	44.22	$485,623	$44,377	$69,750	162.0	136.0	162.00	26-30	STANDARD SITE
		Totals:	**$2,342,000**			**$2,342,000**	**$1,010,300**		**$2,398,910**	**$268,090**	**$351,300**	**615.0**				
											Average Alloc. =>	**$70,260**				

Note: Expanded sales period d/t lack of sales during study period

STANDARD SITE = $70,000

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Rate Group 1
4712-26-302-004	4559 WINDBERRY	10/31/23	$575,000	WD	03-AL	$575,000	$259,300	45.10	$549,540	$95,460	$86,250	190.0	332.0	190.00	26-31	STANDARD SITE

LONG LAKE PINES/WINDSWEPT FARMS/SPENCER CREEK/WALKING HORSE (PLUS SITE)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Rate Group 1
4712-26-301-014	4747 WINDBERRY	07/03/24	$500,000	WD	03-AL	$500,000	$237,700	47.54	$476,074	$97,426	$75,000	161.2	258.0	136.00	26-30	PLUS SITE
4712-26-301-028	4704 WINDSWEPT	11/15/21	$520,000	WD	03-AL	$520,000	$216,600	41.65	$526,508	$66,992	$78,000	149.0	246.0	149.00	26-30	PLUS SITE
		Totals:	**$1,020,000**			**$1,020,000**	**$454,300**		**$1,002,582**	**$164,418**	**$153,000**	**310.2**				
											Average Alloc. =>	**$76,500**				

Note: Expanded sales period d/t lack of sales during study period
No sales in Walking Horse Est: used Plus size for Standard lots d/t lot size being larger

PLUS SITE = $75,000
(Long Lake Pines/Walking Horse Std Site)

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Rate Group 1
4712-04-201-028	90 LAKE PINES	12/20/23	$642,500	WD	03-AL	$642,500	$309,300	48.14	$628,809	$72,696	$96,375	136.0	163.0	136.00	04-20	SITE VALUE

SITE VALUE USING 15% ALLOCATION METHOD

2025 ANALYSIS

LONG LAKE PINES/WINDSWEPT/SPENCER CREEK/ RIVER HILLS/WALKING HORSE EST/TAYLOR MEADOWS

GROUP 12

WINDSWEPT FARMS/SPENCER CREEK/WALKING HORSE (PREMIUM SITE)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Rate Group 1
4712-26-301-013	4731 WINDBERRY	09/09/22	$580,000	WD	03-AL	$580,000	$244,100	42.09	$561,090	$105,160	$87,000	198.0	500.0	198.00	26-30	PREMIUM SITE
4712-26-301-017	4841 WINDSWEPT	09/29/23	$625,500	WD	03-AL	$625,500	$246,400	39.39	$550,197	$150,303	$93,825	111.1	164.0	90.00	26-30	PREMIUM SITE
		Totals:	**$1,205,500**			**$1,205,500**	**$490,500**		**$1,111,287**	**$255,463**	**$180,825**	**309.1**				
											Average Alloc. =>	**$90,413**				

PREMIUM SITE = $90,000

RIVER HILLS/TAYLOR MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Rate Group 1
4712-28-404-003	4543 RIVER HILLS	08/13/24	$450,000	WD	03-AL	$450,000	$204,700	45.49	$397,408	$107,592	$67,500	162.0	125.0	162.00	28-42	STANDARD SITE
4712-28-404-003	4543 RIVER HILLS	05/20/21	$385,000	WD	03-AL	$385,000	$167,700	43.56	$397,408	$42,592	$57,750	162.0	125.0	162.00	28-42	STANDARD SITE
		Totals:	**$835,000**			**$835,000**	**$372,400**		**$794,816**	**$150,184**	**$125,250**	**324.0**				
											Average Alloc. =>	**$62,625**				

Note: Expanded sales period d/t lack of sales during study period
No sales during study period. Went a little above the 2021 sale and a little below the 2024 sale.
No sales of Premium sites. Using Windswept Std site to set value.

STANDARD SITE = $60,000
PREMIUM SITE = $75,000

WOODLAND LAKESHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Actual Front	ECF Area	RATE GROUP 1
4712-18-306-010	8067 WOODLAND SH	01/20/22	$305,000	WD	03-AL	$305,000	$117,000	38.36	$301,017	$48,983	$45,750	52.4	183.0	52.43	18-34	SOUTH LOT
		Totals:	**$305,000**			**$305,000**	**$117,000**		**$301,017**	**$48,983**		**52.4**				
											Average Alloc. =>	**$45,750**				

NOTE:
Considered River Hills allocated values, along with the sale in Wdld LkShores to set site value.
Set values at a lower rate d/t location and size difference.

W/O SITE = $65,000
NORTH SITE = $60,000
SOUTH SITE = $55,000

2025 LAND ANALYSIS
STARSHINE/MEADOWOOD/PL VLY EST/CHAPEL VW/HARVEST HILLS

STARSHINE SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Price/ff 15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Land Table	Rate Group 1
4712-22-305-003	3890 STARSHINE	02/16/22	$450,000	WD	03-AL	$450,000	$220,300	48.96	$516,250	$7,823	$67,500	$410	164.6	341.0	145.00	22-31	22-31 STARSHINE	A' FRONTAGE
4712-22-305-006	3806 STARSHINE	10/26/23	$495,000	WD	03-AL	$495,000	$188,600	38.10	$405,825	$163,194	$74,250	$451	164.5	340.0	145.00	22-31	22-31 STARSHINE	A' FRONTAGE
4712-22-305-012	3646 STARSHINE	04/07/23	$464,500	WD	03-AL	$464,500	$187,200	40.30	$434,970	$103,440	$69,675	$424	164.2	338.0	145.00	22-31	22-31 STARSHINE	A' FRONTAGE
4712-22-305-013	3618 STARSHINE	04/27/22	$565,000	WD	03-AL	$565,000	$228,700	40.48	$546,992	$91,278	$84,750	$521	162.8	331.0	144.00	22-31	22-31 STARSHINE	A' FRONTAGE
4712-22-305-021	3845 STARSHINE	05/12/23	$550,000	WD	03-AL	$550,000	$220,400	40.07	$487,847	$134,153	$82,500	$516	160.0	250.0	160.00	22-31	22-31 STARSHINE	A' FRONTAGE
		Totals:	**$2,524,500**			**$2,524,500**	**$1,045,200**		**$2,391,884**	**$499,888**	**$378,675**		**816.2**					
											Average per FF=>	**$464**						

PRICE/FF = $475

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Price/ff 15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Land Table	Rate Group 1
4712-22-305-001	11343 BUNO	03/06/23	$321,000	WD	03-AL	$321,000	$127,100	39.60	$286,993	$115,310	$48,150	$267	180.7	215.0	220.00	22-31	22-31 STARSHINE	A' FRONTAGE

MEADOWOOD SUB/PLEASANT VALLEY VILLAGE/CHAPEL VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Price/ff 15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Land Table	Rate Group 1
4712-28-202-006	4082 DEERFIELD	02/14/24	$480,000	WD	03-AL	$480,000	$190,700	39.73	$461,146	$82,336	$72,000	$454	158.7	242.0	160.00	28-21	28-21 MEADOWOOD 1&2	A' FRONTAGE
4712-28-202-013	10836 WOODFIELD	05/23/22	$671,000	WD	03-AL	$671,000	$289,000	43.07	$662,332	$93,324	$100,650	$452	222.8	497.0	220.00	28-21	28-21 MEADOWOOD 1&2	A' FRONTAGE
4712-34-101-006	5499 BRADFORD	10/11/22	$386,800	WD	03-AL	$386,800	$154,200	39.87	$374,781	$70,510	$58,020	$358	161.9	194.0	186.00	34-10	34-10 PLEASANT VLLY VLG	A' Frontage
4712-34-101-018	11141 WINTHROP	07/21/23	$415,000	WD	03-AL	$415,000	$170,800	41.16	$376,300	$106,700	$62,250	$389	160.0	250.0	160.00	34-10	34-10 PLEASANT VLLY VLG	A' Frontage
4712-34-102-030	5265 BRADFORD	06/23/23	$450,000	WD	03-AL	$450,000	$199,200	44.27	$438,292	$85,639	$67,500	$388	174.0	292.0	175.00	34-10	34-10 PLEASANT VLLY VLG	A' Frontage
		Totals:	**$2,402,800**			**$2,402,800**	**$1,003,900**		**$2,312,851**	**$438,509**	**$360,420**		**877.4**					
											Average per FF=>	**$411**						

Note: No sales in Chapel View. Using Meadowood and Pl Vly Est d/t similar size lots

PRICE/FF = $400

HARVEST HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Price/ff 15% Allocation	Effec. Front	Depth	Actual Front	ECF Area	Land Table	Rate Group 1
4712-28-301-021	4893 CANYON OAKS	03/29/24	$575,000	WD	03-AL	$575,000	$193,700	33.69	$426,918	$240,823	$86,250	$558	154.6	522.0	135.00	28-30	28-30 HARVEST HILLS	A' FRONTAGE
4712-28-301-023	4919 CANYON OAKS	09/15/22	$420,000	WD	03-AL	$420,000	$143,400	34.14	$406,382	$102,547	$63,000	$425	148.2	230.0	187.00	28-30	28-30 HARVEST HILLS	A' FRONTAGE
4712-28-301-037	5087 CANYON OAKS	05/19/22	$410,000	WD	03-AL	$410,000	$185,300	45.20	$426,053	$60,442	$61,500	$482	127.5	273.0	127.00	28-30	28-30 HARVEST HILLS	A' FRONTAGE
4712-28-301-051	5148 CANYON OAKS	04/05/22	$465,000	WD	03-AL	$465,000	$164,400	35.35	$405,356	$125,974	$69,750	$631	110.6	185.0	116.00	28-30	28-30 HARVEST HILLS	A' FRONTAGE
4712-28-301-067	4758 SPLIT RAIL	04/29/22	$430,000	WD	03-AL	$430,000	$187,300	43.56	$430,077	$81,609	$64,500	$450	143.3	174.0	201.00	28-30	28-30 HARVEST HILLS	A' FRONTAGE
4712-28-301-070	4797 SPLIT RAIL	09/26/22	$307,400	WD	03-AL	$307,400	$124,100	40.37	$288,511	$90,340	$46,110	$387	119.1	277.0	110.00	28-30	28-30 HARVEST HILLS	A' FRONTAGE
		Totals:	**$2,607,400**			**$2,607,400**	**$998,200**		**$2,383,297**	**$701,735**	**$391,110**		**803.2**					
											Average per FF=>	**$487**						

PRICE/FF = $500

2025 LAND ANALYSIS
WELLINGTON PARK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Dollars/FF	Price/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-27-302-005	4733 CROWS NEST	10/31/23	$550,000	WD	03-AL	$550,000	$247,800	45.05	$539,474	$90,526	$82,500	163.0	250.0	$555	$506	163.00	27-30	27-30 WELL PK EST	SITE VALUE
4712-27-302-015	11263 CASA LOMA	12/19/22	$499,500	WD	03-AL	$499,500	$191,000	38.24	$473,051	$106,449	$74,925	180.0	236.0	$591	$416	180.00	27-30	27-30 WELL PK EST	SITE VALUE
4712-33-101-006	5421 MORNINGVIEW	11/01/22	$550,000	WD	03-AL	$550,000	$201,900	36.71	$529,530	$88,470	$82,500	160.0	250.0	$553	$516	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-023	5488 PARKSIDE	08/04/23	$600,000	WD	03-AL	$600,000	$234,100	39.02	$517,803	$147,468	$90,000	153.6	262.0	$960	$586	144.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-029	5452 PARKSIDE	06/17/22	$639,500	WD	03-AL	$639,500	$235,600	36.84	$639,632	$72,195	$95,925	170.2	316.0	$424	$564	161.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-102-037	10469 PIEDMONT	06/10/22	$525,000	WD	03-AL	$525,000	$222,700	42.42	$544,898	$48,102	$78,750	160.0	250.0	$301	$492	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-103-073	10433 FARMBROOK	06/20/22	$580,000	WD	03-AL	$580,000	$203,400	35.07	$525,527	$116,683	$87,000	183.0	263.0	$638	$475	204.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-103-098	10384 OVERHILL	05/25/23	$515,000	WD	03-AL	$515,000	$238,300	46.27	$538,786	$53,810	$77,250	166.0	343.0	$324	$465	147.00	33-10	33-10 RIDGEWOOD	STANDARD
		Totals:	**$4,459,000**			**$4,459,000**	**$1,774,800**		**$4,308,701**	**$723,703**		**1,335.7**							
											Avg Alloc=>								
											$83,606								

SITE VALUE = $83,000

OUTLIERS

4712-33-101-002	10502 OVERHILL	06/28/23	$690,000	WD	03-AL	$690,000	$256,100	37.12	$585,915	$172,085	$103,500	160.0	250.0	$1,076	$647	160.00	33-10	33-10 RIDGEWOOD	STANDARD

2025 LAND ANALYSIS
PINE MOUNTAIN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Price/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-27-302-005	4733 CROWS NEST	10/31/23	$550,000	WD	03-AL	$550,000	$247,800	45.05	$539,474	$90,526	$82,500	163.0	250.0	$506	163.00	27-30	27-30 WELL PK EST	SITE VALUE
4712-27-302-015	11263 CASA LOMA	12/19/22	$499,500	WD	03-AL	$499,500	$191,000	38.24	$473,051	$106,449	$74,925	180.0	236.0	$416	180.00	27-30	27-30 WELL PK EST	SITE VALUE
4712-33-101-002	10502 OVERHILL	06/28/23	$690,000	WD	03-AL	$690,000	$256,100	37.12	$585,915	$172,085	$103,500	160.0	250.0	$647	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-006	5421 MORNINGVIEW	11/01/22	$550,000	WD	03-AL	$550,000	$201,900	36.71	$529,530	$88,470	$82,500	160.0	250.0	$516	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-023	5488 PARKSIDE	08/04/23	$600,000	WD	03-AL	$600,000	$234,100	39.02	$517,803	$147,468	$90,000	153.6	262.0	$586	144.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-029	5452 PARKSIDE	06/17/22	$639,500	WD	03-AL	$639,500	$235,600	36.84	$639,632	$72,195	$95,925	170.2	316.0	$564	161.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-102-037	10469 PIEDMONT	06/10/22	$525,000	WD	03-AL	$525,000	$222,700	42.42	$544,898	$48,102	$78,750	160.0	250.0	$492	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-103-073	10433 FARMBROOK	06/20/22	$580,000	WD	03-AL	$580,000	$203,400	35.07	$525,527	$116,683	$87,000	183.0	263.0	$475	204.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-103-098	10384 OVERHILL	05/25/23	$515,000	WD	03-AL	$515,000	$238,300	46.27	$538,786	$53,810	$77,250	166.0	343.0	$465	147.00	33-10	33-10 RIDGEWOOD	STANDARD
		Totals:	**$5,149,000**			**$5,149,000**	**$2,030,900**		**$4,894,616**	**$895,788**	**$772,350**	**1,495.7**						
														Average per FF=>	**$516**			

NOTE: There are no sales in Pine Mtn. Est. Using Standard Sites in Wellington Park Est and Ridgewood

PRICE/FF = $500

SITE VALUE USING 15% ALLOCATION

2025 LAND ANALYSIS
EAGLE RAVINE SITE CONDOS

GROUP 14

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-28-403-005	10760 GRASSY KNOLL	01/19/24	$390,000	WD	03-AL	$390,000	$208,800	53.54	$473,921	($33,921)	$58,500	63.0	128.0	($538)	63.00	28-41	28-41 EAGLE RAVINE	STANDARD SITE
4712-28-403-010	10732 EAGLE RAVINE	06/14/23	$496,000	WD	03-AL	$496,000	$191,500	38.61	$426,532	$119,468	$74,400	80.0	124.0	$1,493	80.00	28-41	28-41 EAGLE RAVINE	STANDARD SITE
4712-28-403-013	10696 EAGLE RAVINE	06/21/23	$460,000	WD	03-AL	$460,000	$195,600	42.52	$434,104	$85,896	$69,000	106.0	55.0	$810	106.00	28-41	28-41 EAGLE RAVINE	STANDARD SITE
		Totals:	**$1,346,000**			**$1,346,000**	**$595,900**		**$1,334,557**	**$171,443**	**$67,300**	**249.0**						

STANARD SITE VALUE = $67,000
PLUS SITE VALUE = $73,000
PREMIUM SITE VALUE = $81,000

Increased standard site value by 10% for Plus value and Plus site value by 10% for Premium value dt no sales in those categories

PRICE/FF USING 15% ALLOCATION

GROUP #14

2025 LAND ANALYIS
RIDGEWOOD SUBDIVISION

STANDARD PRICE/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Price/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-33-101-002	10502 OVERHILL	06/28/23	$690,000	WD	03-AL	$690,000	$256,100	37.12	$585,915	$172,085	$103,500	160.0	250.0	$647	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-006	5421 MORNINGVIEW	11/01/22	$550,000	WD	03-AL	$550,000	$201,900	36.71	$529,530	$88,470	$82,500	160.0	250.0	$516	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-023	5488 PARKSIDE	08/04/23	$600,000	WD	03-AL	$600,000	$234,100	39.02	$517,803	$147,468	$90,000	153.6	262.0	$586	144.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-101-029	5452 PARKSIDE	06/17/22	$639,500	WD	03-AL	$639,500	$235,600	36.84	$639,632	$72,195	$95,925	170.2	316.0	$564	161.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-102-037	10469 PIEDMONT	06/10/22	$525,000	WD	03-AL	$525,000	$222,700	42.42	$544,898	$48,102	$78,750	160.0	250.0	$492	160.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-103-073	10433 FARMBROOK	06/20/22	$580,000	WD	03-AL	$580,000	$203,400	35.07	$525,527	$116,683	$87,000	183.0	263.0	$475	204.00	33-10	33-10 RIDGEWOOD	STANDARD
4712-33-103-098	10384 OVERHILL	05/25/23	$515,000	WD	03-AL	$515,000	$238,300	46.27	$538,786	$53,810	$77,250	166.0	343.0	$465	147.00	33-10	33-10 RIDGEWOOD	STANDARD
		Totals:	**$4,099,500**			**$4,099,500**	**$1,592,100**		**$3,882,091**	**$698,813**	**$614,925**	**1,152.7**						
														Average per FF=>	**$533**			

PRICE/FF = $500

PLUS LOTS PRICE/ FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Price/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-33-102-067	5426 MORNINGVIEW	12/18/23	$550,000	WD	03-AL	$550,000	$221,500	40.27	$482,971	$135,029	$82,500	160.0	250.0	$516	160.00	33-10	33-10 RIDGEWOOD	PLUS
4712-33-103-081	10479 OVERHILL	06/20/23	$600,000	WD	03-AL	$600,000	$240,100	40.02	$532,391	$132,055	$90,000	151.6	249.0	$594	144.00	33-10	33-10 RIDGEWOOD	PLUS
4712-33-103-089	10470 OVERHILL	05/05/23	$601,000	WD	03-AL	$601,000	$253,200	42.13	$608,175	$57,335	$90,150	151.8	250.0	$594	144.00	33-10	33-10 RIDGEWOOD	PLUS
4712-33-103-102	10408 OVERHILL	12/19/23	$570,000	WD	03-AL	$570,000	$259,400	45.51	$575,113	$62,197	$85,500	158.4	240.0	$540	160.00	33-10	33-10 RIDGEWOOD	PLUS
		Totals:	**$2,321,000**			**$2,321,000**	**$974,200**		**$2,198,650**	**$386,616**	**$348,150**	**621.8**						
														Average per FF=>	**$560**			

PRICE/FF = $550

VACANT LAND SALE

4712-33-101-008	5435 MORNINGVIEW	03/08/24	$95,000	WD	03-AL	$95,000	$33,500	35.26	$66,956	$95,000	$14,250	157.5	235.0	$404	160.00	33-10	33-10 RIDGEWOOD	STANDARD

2025 LAND ANALYSIS
GREENFIELD POINTE LAKE OF THE PINES (NON-WATER)

GREENFIELD POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Dollars/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-28-401-013	10719 ARBOUR	05/26/23	$415,000	WD	03-AL	$415,000	$156,000	37.59	$333,276	$154,968	$62,250	146.5	171.0	$425	186.00	28-40	28-40 GP 1&2	A' FRONTAGE
4712-28-401-042	10860 ABBEY	07/28/23	$390,000	WD	03-AL	$390,000	$152,300	39.05	$323,507	$124,829	$58,500	116.7	180.0	$501	115.00	28-40	28-40 GP 1&2	A' FRONTAGE
4712-28-401-051	4789 KENICOTT	07/18/22	$445,000	WD	03-AL	$445,000	$176,900	39.75	$406,432	$97,563	$66,750	118.0	195.0	$566	113.00	28-40	28-40 GP 1&2	A' FRONTAGE
4712-28-401-061	10876 CARTIER	06/09/23	$478,000	WD	03-AL	$478,000	$168,700	35.29	$361,032	$189,039	$71,700	144.1	225.0	$497	157.00	28-40	28-40 GP 1&2	A' FRONTAGE
4712-28-401-071	10840 ARBOUR	05/19/23	$420,000	WD	03-AL	$420,000	$178,900	42.60	$371,026	$123,214	$63,000	148.5	247.0	$424	159.00	28-40	28-40 GP 1&2	A' FRONTAGE
4712-28-401-087	10851 ARBOUR	07/15/22	$425,000	WD	03-AL	$425,000	$139,000	32.71	$381,861	$109,676	$63,750	133.1	476.0	$479	92.00	28-40	28-40 GP 1&2	A' FRONTAGE
4712-28-402-093	4579 KENICOTT	05/16/23	$475,000	WD	03-AL	$475,000	$181,600	38.23	$415,938	$119,703	$71,250	121.3	257.0	$587	104.00	28-40	28-40 GP 1&2	A' FRONTAGE
4712-28-402-094	4627 KENICOTT	07/11/22	$438,000	WD	03-AL	$438,000	$200,100	45.68	$475,760	$28,437	$65,700	132.4	230.0	$496	131.00	28-40	28-40 GP 1&2	A' FRONTAGE
		Totals:	**$3,486,000**			**$3,486,000**	**$1,353,500**		**$3,068,832**	**$947,429**	**$522,900**	**1,060.5**						
														Average per FF=>	**$493**			

PRICE/FF = $500

OUTLIERS

4712-28-402-084	4624 KENICOTT	08/28/23	$570,000	WD	03-AL	$570,000	$211,000	37.02	$454,532	$172,181	$85,500	113.4	226.0	$754	97.00	28-40	28-40 GP 1&2	A' FRONTAGE

LAKE OF THE PINES EAST/WEST (NON-WATER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Dollars/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-33-201-002	5484 DANIEL	02/17/23	$336,000	WD	03-AL	$336,000	$127,300	37.89	$309,365	$71,304	$50,400	89.3	193.0	$564	76.00	33-20	33-20 LOP (WEST)	OFF WATER
4712-33-201-019	5234 DANIEL	07/06/22	$307,500	WD	03-AL	$307,500	$126,800	41.24	$318,867	$35,609	$46,125	94.0	249.0	$491	74.00	33-20	33-20 LOP (WEST)	OFF WATER
4712-33-202-047	5249 RED FOX	11/27/23	$392,000	WD	03-AL	$392,000	$164,000	41.84	$372,478	$80,777	$58,800	123.7	203.0	$475	152.00	33-21	33-21 LOP (EAST)	NON-WATER
4712-33-203-075	5169 GREENFIELD	10/06/23	$410,000	WD	03-AL	$410,000	$208,100	50.76	$441,465	$25,052	$61,500	102.8	223.0	$598	100.00	33-21	33-21 LOP (EAST)	NON-WATER
4712-33-203-093	11021 CULVER	09/23/22	$335,000	WD	03-AL	$335,000	$138,700	41.40	$349,289	$29,711	$50,250	100.0	200.0	$503	100.00	33-21	33-21 LOP (EAST)	NON-WATER
4712-33-204-085	10725 CULVER	11/03/23	$366,000	WD	03-AL	$366,000	$166,700	45.55	$359,092	$44,855	$54,900	94.9	175.0	$579	90.00	33-20	33-20 LOP (WEST)	OFF WATER
		Totals:	**$2,146,500**			**$2,146,500**	**$931,600**		**$2,150,556**	**$287,308**	**$321,975**	**604.7**						
														Average per FF=>	**$532**			

PRICE/FF = $550

VACANT LAND SALES (SUPPORT PRICE/FF USING 15% ALLOCATION)

4712-33-203-099	PINETUM	03/15/23	$48,000	WD	03-AL	$48,000	$26,800	55.83	$53,675	$48,000	$7,200	97.6	200.5	$492	95.12	33-21	33-21 LOP (EAST)	NON-WATER
4712-33-203-101	5013 PINETUM	05/04/23	$48,000	WD	03-AL	$48,000	$25,200	52.50	$50,344	$48,000	$7,200	91.5	180.0	$524	88.33	33-21	33-21 LOP (EAST)	NON-WATER
														$508				

OUTLIERS

4712-33-203-001	10955 CULVER	06/03/22	$265,000	WD	03-AL	$265,000	$107,700	40.64	$251,512	$60,414	$39,750	106.7	226.0	$373	107.00	33-21	33-21 LOP (EAST)	NON-WATER
4712-33-204-030	10797 KENICOTT	09/05/23	$226,000	WD	03-AL	$226,000	$130,400	57.70	$298,584	($20,493)	$33,900	104.2	187.0	$325	105.00	33-20	33-20 LOP (WEST)	OFF WATER
4712-33-203-063	5044 GREENFIELD	10/06/22	$270,000	WD	03-AL	$270,000	$118,100	43.74	$296,703	$44,590	$40,500	123.5	288.0	$328	127.00	33-21	33-21 LOP (EAST)	NON-WATER

2025 LAND ANALYSIS
LAKE OF THE PINES WATERFRONT

WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-33-201-021	5245 DANIEL	05/24/21	$365,000	WD	03-AL	$365,000	$151,900	41.62	$381,408	$113,835	100.2	230.0	$1,136	104.00	33-20	33-20 LOP (WEST)	WATER
4712-33-201-029	5325 DANIEL	02/23/23	$465,000	WD	03-AL	$465,000	$190,500	40.97	$453,329	$140,809	104.6	212.0	$1,347	118.00	33-20	33-20 LOP (WEST)	WATER
4712-33-202-014	5366 RED FOX	05/31/22	$475,000	WD	03-AL	$475,000	$161,400	33.98	$453,897	$139,385	98.6	172.0	$1,414	98.00	33-21	33-21 LOP (EAST)	WATER
4712-33-202-020	5264 RED FOX	01/05/23	$491,500	WD	03-AL	$491,500	$202,500	41.20	$489,060	$120,846	98.7	180.0	$1,225	96.00	33-21	33-21 LOP (EAST)	WATER
4712-33-202-021	5238 RED FOX	08/15/22	$385,000	WD	03-AL	$385,000	$156,900	40.75	$374,892	$110,219	83.4	173.0	$1,321	70.00	33-21	33-21 LOP (EAST)	WATER
4712-33-202-025	5200 RED FOX	04/22/22	$425,000	WD	03-AL	$425,000	$147,100	34.61	$374,768	$171,880	101.4	150.0	$1,696	111.00	33-21	33-21 LOP (EAST)	WATER
		Totals:	**$2,606,500**			**$2,606,500**	**$1,010,300**		**$2,527,354**	**$796,974**	**586.8**						
													Average per FF=>	**$1,358**			

PRICE/FF = $1350

OUTLIERS

4712-33-201-032	5365 DANIEL	03/21/23	$369,000	OTH	03-AL	$369,000	$131,100	35.53	$318,723	$153,068	79.1	215.0	$1,936	67.00	33-20	33-20 LOP (WEST)	WATER
4712-33-202-020	5264 RED FOX	08/12/22	$400,000	WD	03-AL	$400,000	$202,500	50.63	$489,060	$29,346	98.7	180.0	$297	96.00	33-21	33-21 LOP (EAST)	WATER

LAGOON FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-33-203-036	5163 RED FOX	10/14/21	$440,000	WD	03-AL	$440,000	$0	0.00	$446,845	$100,549	107.4	173.0	$936	116.00	33-21	33-21 LOP (EAST)	LAGOON
4712-33-204-048	10586 KENICOTT	02/01/24	$510,000	WD	03-AL	$510,000	$196,200	38.47	$435,953	$171,664	80.7	191.0	$2,128	74.00	33-20	33-20 LOP (WEST)	LAGOON
4712-33-204-054	5027 KENICOTT	08/16/23	$522,500	WD	03-AL	$522,500	$245,300	46.95	$581,226	$38,084	88.0	127.0	$433	108.00	33-20	33-20 LOP (WEST)	LAGOON
		Totals:	**$1,472,500**			**$1,472,500**	**$441,500**		**$1,464,024**	**$310,297**	**276.1**						
													Average per FF=>	**$1,124**			

PRICE/FF = $1100

OUTLIERS

4712-33-204-060	5123 KENICOTT	02/20/24	$570,000	WD	03-AL	$570,000	$197,300	34.61	$428,028	$238,662	87.9	178.0	$2,715	91.00	33-20	33-20 LOP (WEST)	LAGOON

Note: Expanded sales period d/t lack of sales during study period

PRICE/FF USING 20% ALLOCATION METHOD

GROUP #16

2025 LAND ANALYSIS
BRIGHTON CC ANNEX (32-10/32-12)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Dollars/FF Allocation	Actual Front	Land Table	Rate Group 1
4712-32-101-036	5250 VAN WINKLE	06/23/23	$200,000	WD	03-AL	$200,000	$81,600	40.80	$186,666	$55,334	$40,000	60.0	132.0	$667	60.00	32-10 BCCA	A' FRONTAGE
4712-32-101-053	5269 VAN WINKLE	08/09/22	$235,000	WD	03-AL	$235,000	$71,900	30.60	$192,128	$84,872	$47,000	60.0	132.0	$783	60.00	32-10 BCCA	A' FRONTAGE
4712-32-101-064	5258 ETHEL	12/19/22	$250,000	WD	03-AL	$250,000	$91,900	36.76	$241,170	$50,830	$50,000	60.0	132.0	$833	60.00	32-10 BCCA	A' FRONTAGE
4712-32-101-099	5263 LELAND	03/29/23	$275,000	WD	03-AL	$275,000	$93,300	33.93	$235,033	$81,967	$55,000	60.0	132.0	$917	60.00	32-10 BCCA	A' FRONTAGE
4712-32-102-011	9910 BURSON	06/01/22	$251,000	WD	03-AL	$251,000	$93,400	37.21	$230,647	$62,353	$50,200	60.0	124.0	$837	60.00	32-10 BCCA	A' FRONTAGE
4712-32-102-042	5317 LELAND	08/19/22	$247,500	WD	03-AL	$247,500	$73,300	29.62	$218,842	$70,658	$49,500	60.0	132.0	$825	60.00	32-10 BCCA	A' FRONTAGE
4712-32-102-075	9872 CLARA JEAN	06/08/22	$237,000	WD	03-AL	$237,000	$74,000	31.22	$200,387	$78,613	$47,400	60.0	132.0	$790	60.00	32-10 BCCA	A' FRONTAGE
4712-32-102-081	5345 VAN WINKLE	05/13/22	$215,000	WD	03-AL	$215,000	$98,000	45.58	$251,817	$5,183	$43,000	60.0	132.0	$717	60.00	32-10 BCCA	A' FRONTAGE
4712-32-102-082	5355 VAN WINKLE	04/14/22	$235,000	WD	03-AL	$235,000	$78,200	33.28	$200,488	$76,512	$47,000	60.0	132.0	$783	60.00	32-10 BCCA	A' FRONTAGE
4712-32-102-088	5372 ETHEL	06/30/22	$199,000	WD	03-AL	$199,000	$67,700	34.02	$204,451	$36,549	$39,800	60.0	132.0	$663	60.00	32-10 BCCA	A' FRONTAGE
4712-32-102-113	5409 LELAND	03/21/23	$360,000	WD	03-AL	$360,000	$147,100	40.86	$395,217	$24,183	$72,000	180.0	197.0	$400	180.00	32-10 BCCA	A' FRONTAGE
4712-32-103-027	5458 MILITARY	05/31/22	$242,000	WD	03-AL	$242,000	$79,100	32.69	$210,628	$73,372	$48,400	60.0	132.0	$807	60.00	32-10 BCCA	A' FRONTAGE
4712-32-103-053	5357 MILITARY	09/15/23	$255,000	WD	03-AL	$255,000	$81,100	31.80	$205,496	$91,504	$51,000	60.0	132.0	$850	60.00	32-10 BCCA	A' FRONTAGE
4712-32-103-054	5365 MILITARY	06/29/22	$200,000	WD	03-AL	$200,000	$72,400	36.20	$184,971	$57,029	$40,000	60.0	132.0	$667	60.00	32-10 BCCA	A' FRONTAGE
4712-32-103-079	5424 SAUNDERS	08/29/22	$260,000	WD	03-AL	$260,000	$82,400	31.69	$259,389	$42,611	$52,000	60.0	132.0	$867	60.00	32-10 BCCA	A' FRONTAGE
		Totals:	**$3,661,500**			**$3,661,500**	**$1,285,400**		**$3,417,330**	**$891,570**	**$732,300**	**1,020.0**					
														Average per FF=>	**$718**		

PRICE/FF = $725

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Dollars/FF Allocation	Actual Front	Land Table	Rate Group 1
4712-32-105-071	9913 GLASGOW	06/23/23	$385,000	WD	03-AL	$385,000	$161,600	41.97	$373,073	$47,927	$77,000	50.0	150.0	$1,540	50.00	32-12 BCC	A' FRONTAGE

Vacant Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Dollars/FF Allocation	Actual Front	Land Table	Rate Group 1
4712-32-101-016	LELAND	04/21/21	$2,506	WD	03-AL	$2,506	$1,100	43.89	$2,100	$2,506		60.0	124.0		60.00	32-10 BCCA	A' FRONTAGE
4712-32-105-029	HIGHSLOPE	10/18/22	$50,000	WD	19-MPAL	$50,000	$36,000	72.00	$72,000	$50,000	$10,000	100.0	300.0		100.00	32-12 BCC	A' FRONTAGE

DUPLEXES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Dollars/FF Allocation	Actual Front	Land Table	Rate Group 1
4712-32-101-032	5280 VAN WINKLE	09/01/23	$800,000	WD	19-MPAL	$800,000	$292,500	36.56	$529,790	$432,210	$160,000	360.0	396.0	$444	360.00	32-10 BCCA	A' FRONTAGE
4712-32-101-034	5272 VAN WINKLE	09/01/23	$800,000	WD	19-MPAL	$800,000	$292,500	36.56	$529,790	$432,210	$160,000	360.0	396.0	$444	360.00	32-10 BCCA	A' FRONTAGE
4712-32-101-035	5262 VAN WINKLE	09/01/23	$800,000	WD	19-MPAL	$800,000	$292,500	36.56	$529,790	$432,210	$160,000	360.0	396.0	$444	360.00	32-10 BCCA	A' FRONTAGE

PRICE/FF USING 20% ALLOCATION METHOD

2025 LAND ANALYSIS
BRIGHTON CC 32-20

GROUP #16

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Dollars/FF Allocation	Actual Front	Land Table	Rate Group 1
4712-32-201-034	5042 WALSH	11/15/22	$150,000	WD	03-AL	$150,000	$64,500	43.00	$149,293	$35,707	$30,000	50.0	125.0	$600	50.00	32-20 BCC	A' FRONTAGE
4712-32-201-048	5098 LANGDON	07/20/22	$242,000	WD	03-AL	$242,000	$94,300	38.97	$228,570	$44,930	$48,400	50.0	125.0	$968	50.00	32-20 BCC	A' FRONTAGE
4712-32-201-073	5048 WALSH	07/18/23	$220,000	WD	03-AL	$220,000	$75,000	34.09	$164,060	$90,940	$44,000	50.0	125.0	$880	50.00	32-20 BCC	A' FRONTAGE
4712-32-201-121	5067 WALSH	05/24/23	$226,000	WD	03-AL	$226,000	$61,500	27.21	$209,705	$46,045	$45,200	50.0	125.0	$904	50.00	32-20 BCC	A' FRONTAGE
		Totals:	**$838,000**			**$838,000**	**$295,300**		**$751,628**	**$217,622**	**$167,600**	**200.0**					
														Average per FF=>	**$838**		

PRICE/FF = $800

OUTLIERS

4712-32-201-129	5017 WALSH	08/22/23	$350,000	WD	03-AL	$350,000	$145,800	41.66	$300,793	$84,306	$70,000	50.1	125.0	$1,396	50.29	32-20 BCC	A' FRONTAGE
4712-32-201-135	5006 LANGDON	06/30/23	$349,900	WD	19-MPAL	$349,900	$45,700	13.06	$337,518	$47,345	$69,980	49.9	124.4	$1,401	50.02	32-20 BCC	A' FRONTAGE
4712-32-201-136	5018 LANGDON	03/01/22	$350,000	WD	19-MPAL	$350,000	$18,600	5.31	$344,468	$40,589	$70,000	50.1	124.4	$1,398	50.29	32-20 BCC	A' FRONTAGE

32-41 GRAND RIVER LAKES COLONY/32-40 FONDA LAKE HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
4712-32-402-019	5805 KINYON	05/12/23	$600,000	WD	03-AL	$600,000	$260,500	43.42	$613,689	$155,221	52.8	224.0	$2,941	57.00	32-41		32-41 GRLC	WATER
4712-32-402-021	5825 KINYON	11/28/23	$350,000	WD	03-AL	$350,000	$168,900	48.26	$345,758	$198,149	60.6	197.5	$3,270	80.00	32-41		32-41 GRLC	WATER
4712-32-402-024	5859 KINYON	03/14/22	$630,000	WD	03-AL	$630,000	$185,200	29.40	$585,476	$231,297	58.4	170.0	$3,963	80.00	32-41		32-41 GRLC	WATER
		Totals:	**$1,580,000**			**$1,580,000**	**$614,600**		**$1,544,923**	**$584,667**	**171.7**							
													Average per FF=>	**$3,404**				

WATER PRICE/FF = $3400
NON-WTR PRICE/FF = $600

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
4712-32-402-034	5929 KINYON	05/06/22	$550,000	WD	19-MPAL	$550,000	$209,800	38.15	$468,956	$334,662	79.3	289.0	$4,223	80.00	32-41	4712-32-402-033	32-41 GRLC	WATER

33-30 GRAND RIVER LAKES COLONY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
4712-33-301-018	5907 FELSKE	01/30/24	$335,000	WD	25-PC	$335,000	$100,500	30.00	$307,524	$76,234	54.2	184.0	$1,407	53.00	33-30		33-30 GRLC	A' FRONTAGE
4712-33-301-078	5904 FELSKE	06/08/22	$369,000	WD	03-AL	$369,000	$138,000	37.40	$352,073	$65,755	54.3	160.0	$1,212	57.00	33-30		33-30 GRLC	A' FRONTAGE
		Totals:	**$704,000**			**$704,000**	**$238,500**		**$659,597**	**$141,989**	**108.4**							
													Average per FF=>	**$1,310**				

NOTE: SET PRICE/FF LOWER THAN INDICATED. IF SET AT INDICATED PRICE/FF, VALUE WOULD BE INFLATED. ALSO CONSIDERED VL SALE 33-301-072.

NON-WTR PRICE/FF = $1000

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
4712-33-301-018	5907 FELSKE	05/31/23	$356,000	WD	25-PC	$356,000	$100,500	28.23	$307,524	$97,234	54.2	184.0	$1,795	53.00	33-30		33-30 GRLC	A' FRONTAGE
4712-33-301-101	5940 PARENT	05/19/23	$355,000	WD	03-AL	$355,000	$197,500	55.63	$436,356	($30,746)	56.2	142.0	($547)	65.00	33-30		33-30 GRLC	A' FRONTAGE

Vacant Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
4712-32-401-038	KINYON	05/13/22	$89,999	MLC	03-AL	$89,999	$27,700	30.78	$55,383	$89,999	111.9	185.0	$804	120.00	32-40		32-40 FONDA LK HTS	A' FRONTAGE
4712-33-301-072	5937 FONDA LAKE	02/03/23	$30,000	WD	03-AL	$30,000	$20,200	67.33	$40,383	$30,000	44.9	152.0	$669	40.00	33-30		33-30 GRLC	A' FRONTAGE

NON-WATER FONDA LAKE HTS (32-40) & GRAND RIVER LAKES COLONY (32-41)

NOTE: NO IMPROVED SALES IN FONDA LAKE HTS (32-40) & GRAND RIVER LAKES COLONY NON-WATER (32-41) - SETTING PRICE/FF AT $600 SO VALUES CALCULATE APPROPRIATELY

2025 LAND ANALYSIS

BRANDYWINE FARMS, LARKINS MANOR, LARKINS RD EST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	Effec. Front	Depth	Dollars/FF	Price/FF Land Alloc	Actual Front	ECF Area	Land Table	Rate Group 1
4712-34-201-005	11811 BURGOYNE	06/30/22	$490,000	WD	03-AL	$490,000	$138,700	28.31	$450,072	$99,928	$73,500	170.0	248.0	$588	$432	170.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-34-201-012	11603 BURGOYNE	08/03/23	$423,000	WD	03-AL	$423,000	$162,700	38.46	$363,740	$119,260	$63,450	170.0	280.0	$702	$373	170.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-34-201-020	11624 BURGOYNE	04/22/22	$450,000	WD	03-AL	$450,000	$175,100	38.91	$445,343	$64,657	$67,500	160.0	250.0	$404	$422	160.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-34-201-023	11690 BURGOYNE	09/23/22	$439,900	WD	03-AL	$439,900	$131,800	29.96	$445,228	$54,672	$65,985	160.0	250.0	$342	$412	160.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-34-202-037	5051 N BUNKER HILL	02/22/24	$513,000	WD	03-AL	$513,000	$186,300	36.32	$412,415	$166,585	$76,950	206.0	241.0	$809	$374	206.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-34-202-041	5120 S BUNKER HILL	04/25/23	$517,000	WD	03-AL	$517,000	$185,600	35.90	$431,233	$151,767	$77,550	176.0	233.0	$862	$441	176.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-34-401-005	11836 LARKINS	04/21/22	$417,500	WD	03-AL	$417,500	$169,500	40.60	$435,074	$73,722	$62,625	150.0	402.0	$491	$418	150.00	34-40	34-40 LARKINS MANOR	PRICE/FF
4712-35-101-055	11877 BRANDYWINE	02/27/23	$538,000	WD	03-AL	$538,000	$174,800	32.49	$434,589	$169,411	$80,700	163.0	257.0	$1,039	$495	163.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-35-101-059	5052 BEMIS	07/12/23	$476,000	WD	03-AL	$476,000	$214,800	45.13	$492,661	$49,339	$71,400	125.0	309.0	$395	$571	125.00	34-20	34-20 BW FRMS 1,2 & 3	PRICE/FF
4712-35-102-027	5353 HIGHLAWN	04/01/22	$560,000	WD	03-AL	$560,000	$223,400	39.89	$487,118	$138,882	$84,000	190.0	284.0	$731	$442	190.00	35-10	35-10 LARKINS RD EST #2	PRICE/FF
4712-35-102-037	12438 SHUANA	12/11/23	$600,000	WD	03-AL	$600,000	$218,200	36.37	$451,150	$211,850	$90,000	182.0	285.0	$1,164	$495	182.00	35-10	35-10 LARKINS RD EST #2	PRICE/FF
4712-35-102-052	5308 KIERSTAN	10/06/23	$415,000	WD	03-AL	$415,000	$162,400	39.13	$335,424	$148,776	$62,250	174.0	254.0	$855	$358	174.00	35-10	35-10 LARKINS RD EST #2	PRICE/FF
4712-35-102-062	5428 HIGHLAWN	05/06/22	$531,000	WD	03-AL	$531,000	$216,300	40.73	$525,300	$68,700	$79,650	170.0	350.0	$404	$469	170.00	35-10	35-10 LARKINS RD EST #2	PRICE/FF
4712-35-201-020	5391 LAWNWOOD	05/05/23	$400,000	WD	03-AL	$400,000	$155,000	38.75	$344,088	$123,912	$60,000	160.0	310.0	$774	$375	160.00	35-20	35-20 LARKINS RD EST	PRICE/FF
		Totals:	**$6,770,400**			**$6,770,400**	**$2,514,600**		**$6,053,435**	**$1,641,461**	**$1,015,560**	**2,356.0**							
														Average per FF=>		**$431**			

PRICE/FF = $425

34-401-005 - removed value of pole barn blt after purchase

35-102-052 - removed value from kitchen remodel done after purchase

34-30 WOODRUFF LAKE SHORE PHASE 1 & PHASE 2 NON-WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Table	RATE GROUP
4712-34-303-031	5881 WOODRUFF VIEW	02/22/23	$307,750	WD	25-PC	$307,750	$10,000	3.25	$293,136	$44,614	34-30 WOODRUFF LKSHR	PH 2 NON-WATER
4712-34-303-032	5885 WOODRUFF VIEW	08/17/23	$299,000	WD	03-AL	$299,000	$91,300	30.54	$287,929	$41,071	34-30 WOODRUFF LKSHR	PH 2 NON-WATER
4712-34-303-034	5893 WOODRUFF VIEW	06/30/23	$300,000	WD	25-PC	$300,000	$76,100	25.37	$283,410	$46,590	34-30 WOODRUFF LKSHR	PH 2 NON-WATER
4712-34-303-035	5897 WOODRUFF VIEW	06/02/23	$285,000	WD	25-PC	$285,000	$76,100	26.70	$283,396	$31,604	34-30 WOODRUFF LKSHR	PH 2 NON-WATER
4712-34-303-036	5901 WOODRUFF VIEW	02/14/23	$300,400	WD	25-PC	$300,400	$10,000	3.33	$293,492	$36,908	34-30 WOODRUFF LKSHR	PH 2 NON-WATER
		Totals:	**$1,492,150**			**$1,492,150**	**$263,500**		**$1,441,363**	**$200,787**		
										$40,157		

NON-WATER **SITE VALUE = $40,000**

Note: Set Lakeview site value in between non-wtr and waterfront d/t lack of sales **LAKEVIEW** **SITE VALUE = $45,000**

OUTLIERS

4712-34-302-004	5579 WOODRUFF SHORE	04/13/22	$275,000	WD	03-AL	$275,000	$93,400	33.96	$233,748	$71,252	34-30 WOODRUFF LKSHR	PH 1 NON-WATER
4712-34-302-014	5551 WOODRUFF SHORE	05/31/23	$273,000	WD	03-AL	$273,000	$113,500	41.58	$244,923	$58,077	34-30 WOODRUFF LKSHR	PH 1 NON-WATER
4712-34-303-048	11302 WOODRUFF LAKE	03/27/24	$370,153	WD	25-PC	$370,153	$20,800	5.62	$294,177	$105,976	34-30 WOODRUFF LKSHR	PH 2 NON-WATER

34-30 WOODRUFF LAKE SHORE PHASE 2 WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Table	RATE GROUP
4712-34-303-051	11309 WOODRUFF LAKE	08/05/21	$391,066	WD	25-PC	$391,066	$77,900	19.92	$402,517	$53,549	34-30 WOODRUFF LKSHR	PH 2 WATER
4712-34-303-051	11309 WOODRUFF LAKE	07/31/23	$411,000	WD	03-AL	$411,000	$186,700	45.43	$402,517	$73,483	34-30 WOODRUFF LKSHR	PH 2 WATER
4712-34-303-052	11313 WOODRUFF LAKE	06/01/21	$348,642	WD	25-PC	$348,642	$95,900	27.51	$339,308	$74,334	34-30 WOODRUFF LKSHR	PH 2 WATER
4712-34-303-053	11317 WOODRUFF LAKE	04/08/22	$295,000	WD	25-PC	$295,000	$133,800	45.36	$321,629	$38,371	34-30 WOODRUFF LKSHR	PH 2 WATER
		Totals:	**$1,445,708**			**$1,445,708**	**$494,300**		**$1,465,971**	**$239,737**		
										$59,934		

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD **SITE VALUE = $65,000**

Value set higher than indicated d/t trending of more recent sales

WOODRUFF LAKESHORES/WOODRUFF LAKE RIDGE CONDOS/ALLOR LANDING

34-30 WOODRUFF LAKE SHORE PHASE 1 WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Table	RATE GROUP
4712-34-303-055	11333 WOODRUFF LAKE	02/27/23	$299,500	WD	03-AL	$299,500	$113,400	37.86	$287,195	$62,305	34-30 WOODRUFF LKSHR	PH 1 WATER
4712-34-303-056	11337 WOODRUFF LAKE	01/23/23	$249,000	WD	03-AL	$249,000	$104,100	41.81	$260,483	$38,517	34-30 WOODRUFF LKSHR	PH 1 WATER
		Totals:	**$548,500**			**$548,500**	**$217,500**		**$547,678**	**$100,822**		
										$50,411		

NOTE:

SITE VALUE = $50,000

Set Lakeview site value at $40,000 (Avg of Waterfront and non-waterfront)
Set Garage site value at $10,000 (increase proportionally to other site values)

34-31 WOODRUFF LAKE RIDGE - WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Table	RATE GROUP
4712-34-304-010	5901 HIGH POINTE	06/16/22	$277,500	WD	03-AL	$277,500	$99,200	35.75	$278,104	$34,396	34-30 WOODRUFF LK RIDGE	UPPER UNIT WTR
4712-34-304-012	5909 HIGH POINTE	04/22/22	$300,000	WD	03-AL	$300,000	$105,700	35.23	$290,501	$44,499	34-30 WOODRUFF LK RIDGE	UPPER UNIT WTR
4712-34-304-013	5961 HIGH POINTE	07/31/23	$275,000	WD	03-AL	$275,000	$113,800	41.38	$257,956	$42,044	34-30 WOODRUFF LK RIDGE	UPPER UNIT WTR
		Totals:	**$852,500**			**$852,500**	**$318,700**		**$826,561**	**$120,939**		
										$40,313		

SITE VALUE = $40,000

OUTLIER

4712-34-304-013	5961 HIGH POINTE	03/25/24	$260,000	WD	03-AL	$260,000	$113,800	43.77	$257,956	$27,044	34-30 WOODRUFF LK RIDGE	UPPER UNIT WTR

34-31 WOODRUFF LAKE RIDGE NON-WATER/19-12 ALLOR LANDING

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Table	RATE GROUP
4712-34-304-016	5955 HIGH POINTE	06/03/22	$248,000	WD	03-AL	$248,000	$98,700	39.80	$241,702	$31,298	34-30 WOODRUFF LK RIDGE	NON-WATER
4712-34-304-019	5949 HIGH POINTE	07/15/22	$245,000	WD	03-AL	$245,000	$99,300	40.53	$243,452	$26,548	34-30 WOODRUFF LK RIDGE	NON-WATER
		Totals:	**$493,000**			**$493,000**	**$198,000**		**$485,154**	**$57,846**		
										$28,923		

NOTE:

SITE VALUE = $30,000

Set Site Value for Allor Landing same as Woodfruff Lakeridge non-water d/t similarities in site type

NON WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-29-201-158	9742 VALENCIA	04/13/21	$273,000	WD	03-AL	$273,000	$110,500	40.48	$270,269	$45,629	89.4	156.0	$511	80.00	29-20	29-20 BRI GARDENS LK COL	NON WATER
4712-29-202-036	4024 LINK	07/27/23	$42,000	WD	03-AL	$42,000	$22,500	53.57	$45,000	$42,000	68.0	967.0	$618	68.00	29-21	29-21 PARADISE FARMS	NON WATER
4712-29-202-050	4059 LINK	10/14/21	$310,000	WD	03-AL	$310,000	$115,400	37.23	$297,070	$60,930	116.0	343.0	$525	116.00	29-21	29-21 PARADISE FARMS	NON WATER
4712-29-202-097	4202 LINK	04/28/22	$257,000	WD	03-AL	$257,000	$96,800	37.67	$246,198	$70,802	136.0	615.0	$521	136.00	29-21	29-21 PARADISE FARMS	NON WATER
4712-29-202-108	4228 LINK	09/08/23	$575,000	WD	03-AL	$575,000	$206,800	35.97	$544,311	$87,689	168.9	337.0	$519	33.00	29-21	29-21 PARADISE FARMS	NON WATER
		Totals:	**$1,457,000**			**$1,457,000**	**$552,000**		**$1,402,848**	**$307,050**	**578.2**						
											Average per FF=>	**$531**					

NOTES:
Expanded sales dates used d/t lack of sales during study period
Paradise Farms price/ff set higher d/t smaller sized lots. Set to calculated proportionally

PRICE/FF = $525	**Brighton Gardens**
PRICE/FF = $625	**Paradise Farms**

WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-29-201-164	9825 LYON	10/21/22	$365,000	WD	03-AL	$365,000	$186,300	51.04	$384,215	$80,951	160.3	151.0	$505	160.00	29-20	29-20 BRI GARDENS LK COL	LAKEFRONT
4712-29-201-193	9935 LYON	07/22/21	$430,000	WD	03-AL	$430,000	$210,300	48.91	$463,483	$73,818	171.7	152.0	$430	183.00	29-20	29-20 BRI GARDENS LK COL	LAKEFRONT
		Totals:	**$795,000**			**$795,000**	**$396,600**		**$847,698**	**$154,769**	**331.9**						
											Average per FF=>	**$466**					

NOTES:
Set Price/FF higher d/t age of sales.
Paradise Farms price/ff set higher d/t smaller sized lots. Set to calculated proportionally
Expanded sales dates used d/t lack of sales during study period

PRICE/FF = $650	**Brighton Gardens**
PRICE/FF = $1100	**Paradise Farms**

19-31 HILTON COVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	ECF Area	Land Table	Rate Group 1
4712-19-303-057	3713 CHATHAM	11/17/23	$507,618	WD	25-PC	$507,618	$20,000	3.94	$481,543	$76,075	$76,143	19-31	19-31 HILTON COVE	STD SITE VALUE
4712-19-303-058	3721 CHATHAM	01/31/24	$649,165	WD	25-PC	$649,165	$20,000	3.08	$594,911	$104,254	$97,375	19-31	19-31 HILTON COVE	STD SITE VALUE
4712-19-303-059	3729 CHATHAM	11/16/23	$556,328	WD	25-PC	$556,328	$20,000	3.60	$480,077	$126,251	$83,449	19-31	19-31 HILTON COVE	STD SITE VALUE
		Totals:	**$1,713,111**			**$1,713,111**	**$60,000**		**$1,556,531**	**$306,580**				
										$102,193	**$85,656**			

SITE VALUE = $85,000

29-11 LAKE DOMINION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Land Allocation	ECF Area	Land Table	Rate Group 1
4712-29-102-006	9062 LAKE DOMINION	08/19/22	$579,900	WD	03-AL	$579,900	$237,500	40.96	$579,711	$55,189	$86,985	29-11	29-11 LAKE DOMINION	POND VIEW
4712-29-102-012	9089 LAKE DOMINION	05/12/22	$600,000	WD	03-AL	$600,000	$234,000	39.00	$573,637	$81,363	$90,000	29-11	29-11 LAKE DOMINION	WOODED VIEW
		Totals:	**$1,179,900**			**$1,179,900**	**$471,500**		**$1,153,348**	**$136,552**				
										$68,276	**$88,493**			

SITE VALUE = $75,000

NOTES:
Set Lake Dominion same a Peninsula d/t lack of sales during study period.
Set Flint Rd Site Value at $5,000 less than others to account for location on major road.

NOTE: SEE GROUP 3 FOR PENINSULA ATTACHED CONDOS

2025 LAND ANALYSIS
06-10 JODA LAKE ESTATES/06-30 ORE CREEK FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Actual Front	Price/FF Allocation	ECF Area	Land Table	Rate Group 1
4712-06-101-015	217 LIDDY	09/27/23	$417,500	WD	03-AL	$417,500	$179,400	42.97	$385,465	$100,035	$83,500	160.0	649.0	160.00	$522	06-10	06-10 JODA LAKE ESTATES	B' FRONTAGE
4712-06-101-025	330 LIDDY	10/31/23	$388,000	WD	03-AL	$388,000	$130,500	33.63	$291,447	$146,553	$77,600	125.0	240.0	125.00	$621	06-10	06-10 JODA LAKE ESTATES	A' FRONTAGE
4712-06-301-035 & -012	8411 ALCOTT	03/31/23	$435,000	WD	19-MPAL	$435,000	$180,300	41.45	$444,023	$113,366	$87,000	408.0	633.0	386.00	$213	06-30	06-30 ORE CREEK FARMS	A' FRONTAGE
		Totals:	**$1,240,500**			**$1,240,500**	**$490,200**		**$1,120,935**	**$359,954**	**$248,100**	**693.0**						
														Average per FF=>	**$358**			

PRICE/FF (JODA 'A') = $400
PRICE/FF (JODO 'B') = $450
PRICE/FF (OCF 'A') = $300
PRICE/FF (OCF 'B') = $325

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Actual Front	Price/FF Allocation	ECF Area	Land Table	Rate Group 1
4712-06-101-064	410 LIDDY	09/23/22	$775,000	WD	03-AL	$775,000	$180,800	23.33	$759,187	$81,424	$155,000	154.4	250.0	240.00	$1,004	06-10	06-10 JODA LAKE ESTATES	B' FRONTAGE

VACANT LAND SALE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Actual Front	Price/FF Allocation	ECF Area	Land Table	Rate Group 1
4712-06-101-065	422 LIDDY	05/11/21	$95,000	WD	03-AL	$95,000	$36,100	38.00	$72,172	$95,000	$95,000	154.4	250.0	240.00	$615	06-10	06-10 JODA LAKE ESTATES	B' FRONTAGE

VL SALE ADJUSTED TO ACCOUNT FOR PREMIUM LOCATION (-15%)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Actual Front	Price/FF Allocation	ECF Area	Land Table	Rate Group 1
4712-06-101-065	422 LIDDY	05/11/21	$95,000	WD	03-AL	$80,750	$36,100	44.71	$72,172	$80,750	**$80,750**	154.4	250.0	240.00	$523	06-10	06-10 JODA LAKE ESTATES	B' FRONTAGE

NOTES:

Determined price/ff based on 20% Allocation; plus considered overall values in relationship to metes and bounds acreage parcels, as these are larger lots

Price/FF of Ore Creek Farms (OCF) are less d/t the fact that they have greater frontage than Joda Lake Estates Lots.

2025 LAND ANALYSIS
OSBORN LK EST/LAKESHORE VILLAGE/HUNTERS RIDGE

08-10 OSBORN LAKE EST/08-30 HUNTERS RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Price/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-08-101-001	1481 WINTER	03/08/24	$345,000	WD	03-AL	$345,000	$155,500	45.07	$329,841	$75,993	$69,000	94.9	180.0	$727	100.00	08-10	08-10 OSBORN LAKE ESTATES	NON-WATER
4712-08-101-021	1420 WINTER	07/11/23	$370,500	WD	03-AL	$370,500	$152,000	41.03	$312,090	$121,620	$74,100	93.6	155.0	$791	105.00	08-10	08-10 OSBORN LAKE ESTATES	NON-WATER
4712-08-101-022	1465 OSBORN LAKE	09/11/23	$415,000	WD	03-AL	$415,000	$174,200	41.98	$368,225	$107,567	$83,000	90.1	162.0	$922	95.00	08-10	08-10 OSBORN LAKE ESTATES	NON-WATER
4712-08-101-027	9072 ANDREW	07/29/22	$364,000	WD	03-AL	$364,000	$155,800	42.80	$367,258	$63,723	$72,800	99.2	120.0	$734	134.00	08-10	08-10 OSBORN LAKE ESTATES	NON-WATER
4712-08-101-034	9017 ANDREW	03/28/24	$351,000	WD	03-AL	$351,000	$135,900	38.72	$279,879	$129,306	$70,200	95.8	187.0	$733	100.00	08-10	08-10 OSBORN LAKE ESTATES	NON-WATER
4712-08-101-043	1351 HUNTER	03/14/24	$350,000	WD	03-AL	$350,000	$194,300	55.51	$412,427	($6,647)	$70,000	91.8	195.0	$762	90.00	08-10	08-10 OSBORN LAKE ESTATES	NON-WATER
4712-08-300-009	9443 SWEET BRIAR	09/22/23	$440,000	WD	03-AL	$440,000	$199,500	45.34	$417,099	$96,038	$88,000	182.8	198.0	$481	210.00	08-30	08-30 HUNTERS RIDGE	A' FRONTAGE
		Totals:	**$2,635,500**			**$2,635,500**	**$1,167,200**		**$2,486,819**	**$587,600**	**$527,100**	**748.2**						
														Average per FF=>	**$704**			

NON-WATER PRICE/FF = $700
WATERFRONT PRICE/FF = $1170

NOTES:
Set waterfront price/ff based on similar lakefront properties d/t no sales of waterfront parcels.
Set Hunters Ridge Price/FF at $450 based on above sale (08-300-009) and to calculate similar to other subs in group.

HUNTERS RIDGE PRICE/FF = $450

08-11 LAKESHORE VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Price/FF Allocation	Actual Front	ECF Area	Land Table	Rate Group 1
4712-08-102-004	1009 LAKE RIDGE	07/06/22	$382,500	WD	03-AL	$382,500	$157,700	41.23	$373,919	$71,235	$76,500	109.0	233.0	$702	110.00	08-11	08-11 LAKE SHORE VILLAGE	NON-WATER
4712-08-300-009	9443 SWEET BRIAR	09/22/23	$440,000	WD	03-AL	$440,000	$199,500	45.34	$417,099	$96,038	$88,000	182.8	198.0	$481	210.00	08-30	08-30 HUNTERS RIDGE	A' FRONTAGE
		Totals:	**$822,500**			**$822,500**	**$357,200**		**$791,018**	**$167,273**	**$164,500**	**291.8**						
														Average per FF=>	**$573**			

NON-WATER PRICE/FF = $600
WATERFRONT PRICE/FF = $1100

NOTES:
Set waterfront price/ff based on similar lakefront properties d/t lack of sales data. Set price/ff to be consistent with Osborn Lake Est waterfront values.

18-32 WDLD LAKE EST #1 & #2 WATERFRONT (PRICE/FF USING EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-18-304-013	8432 WOODLAND SHORE	08/05/22	$900,000	WD	03-AL	$850,000	$295,900	34.81	$863,181	$168,858	49.2	150.0	$3,432	50.00	18-32 WLE 1&2	WATER PHASE 1
4712-18-304-033	8318 WOODLAND SHORE	09/30/22	$430,000	WD	03-AL	$430,000	$148,400	34.51	$357,410	$260,415	50.8	170.0	$5,130	50.00	18-32 WLE 1&2	WATER PHASE 1
4712-18-304-046	8262 WOODLAND SHORE	07/29/22	$320,000	WD	03-AL	$320,000	$146,300	45.72	$337,748	$180,030	53.5	209.0	$3,368	50.00	18-32 WLE 1&2	WATER PHASE 1
4712-18-304-051	8452 WOODLAND SHORE	07/12/23	$500,000	WD	03-AL	$500,000	$196,400	39.28	$427,261	$271,447	53.7	176.0	$5,054	55.00	18-32 WLE 1&2	WATER PHASE 1
4712-19-102-025	8437 WOODLAND SHORE	06/24/22	$500,000	WD	03-AL	$500,000	$209,200	41.84	$505,775	$225,684	64.3	364.0	$3,510	50.00	18-32 WLE 1&2	WATER PHASE 2
4712-19-102-029	8453 WOODLAND SHORE	08/03/22	$402,500	WD	03-AL	$402,500	$167,400	41.59	$446,698	$154,463	55.2	152.0	$2,799	57.00	18-32 WLE 1&2	WATER PHASE 2
		Totals:	**$3,052,500**			**$3,002,500**	**$1,163,600**		**$2,938,073**	**$1,260,897**	**326.6**					
											Average per FF=>	**$3,861**				

PRICE/FF = $3900

18-32 WDLD LAKE EST #1 & #2 NON-WATER (PRICE/FF USING 20% LAND ALLOCATION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-19-102-002	8409 CAROLS	01/12/24	$308,000	WD	03-AL	$308,000	$131,400	42.66	$313,531	$46,514	65.1	119.0	$715	50.00	18-32 WLE 1&2	NON-WATER
4712-19-102-016	8464 CAROLS	12/04/23	$308,464	WD	03-AL	$308,464	$124,600	40.39	$273,925	$89,685	68.9	150.0	$1,301	50.00	18-32 WLE 1&2	NON-WATER
		Totals:	**$616,464**			**$616,464**	**$256,000**		**$587,456**	**$136,199**	**134.0**					
												Average per FF=>	**$1,017**			

NOTE: used lower price/ff than indicated to avoid over inflating the total land values
Used for setting Herndons PVL Sub, non water d/t no sales. Set slightly lower d/t larger std frontage.

PRICE/FF = $900
PRICE/FF = $800 (Herndons PVL Sub) **23-10**

18-33 WOODLAND LAKE EST #3/23-10 HERNDONS PVL SUB - WATERFRONT (PRICE/FF USING EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-18-305-036	8180 PINE RANCH	05/12/22	$570,000	WD	03-AL	$570,000	$250,900	44.02	$573,307	$184,884	82.5	217.0	$2,240	78.00	18-33 WLE #3	WATER
4712-18-305-038	8200 PINE RANCH	10/03/23	$720,000	WD	03-AL	$720,000	$300,600	41.75	$683,171	$226,533	83.2	213.0	$2,723	80.00	18-33 WLE #3	WATER
		Totals:	**$1,290,000**			**$1,290,000**	**$551,500**		**$1,256,478**	**$411,417**	**165.7**					
											Average per FF=>	**$2,482**				

PRICE/FF = $2400

18-03 SECTION 18 UNPLATTED/18-30 WOODLAND BEACH/19-04 SECTION 19 UNPLATTED (PRICE/FF USING EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-18-300-008	2615 WOODLAND COVE DR	08/14/23	$510,000	WD	03-AL	$510,000	$171,300	33.59	$448,602	$272,851	50.4	168.0	$5,414	48.00	18-03 M&B WATERFRNT	WTR WDLD COVE
4712-18-301-008	2691 S HACKER	08/04/23	$527,500	WD	03-AL	$527,500	$196,500	37.25	$441,332	$247,316	66.6	261.0	$3,714	75.00	18-30 WDLD BEACH	WATERFRONT
4712-18-305-036	8180 PINE RANCH	05/12/22	$570,000	WD	03-AL	$570,000	$250,900	44.02	$573,307	$184,884	82.5	217.0	$2,240	78.00	18-33 WLE #3	WATER
4712-18-305-038	8200 PINE RANCH	10/03/23	$720,000	WD	03-AL	$720,000	$300,600	41.75	$683,171	$226,533	83.2	213.0	$2,723	80.00	18-33 WLE #3	WATER
		Totals:	**$2,327,500**			**$2,327,500**	**$919,300**		**$2,146,412**	**$931,584**	**282.7**					
											Average per FF=>	**$3,295**				

NOTE:
Set different rate groups proportionally based on standard frontage/depth.
Non-water set to calculate land value based on similar lots

18-03	**PRICE/FF (WDLD COVE) = $3200**
18-03	**PRICE/FF (WDLD SHORE) = $3000**
18-03	**PRICE/FF (PINE RANCH) = $2200**
18-30	**PRICE/FF (WDLD BEACH) = $2200**
18-30	**PRICE/FF (WB NON-WTR) = $750**
19-04	**PRICE/FF (SECTION 19) = $2000**
19-04	**PRICE/FF (SEC 19 NON WTR) = $550**

WATERFRONT (PRICE/FF USING EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-19-103-006	3116 CAUSEWAY	09/15/21	$730,000	WD	03-AL	$730,000	$274,200	37.56	$727,927	$194,358	64.1	104.0	$3,032	65.00	19-11 PENINSU	WATER
4712-19-201-018	3307 OAK KNOLL	02/11/22	$615,000	WD	03-AL	$615,000	$226,100	36.76	$595,166	$224,117	53.8	232.0	$4,169	48.00	19-20 SANDY S	WATER
4712-19-201-030	3379 OAK KNOLL	09/13/21	$450,000	WD	03-AL	$450,000	$177,600	39.47	$462,141	$211,458	58.8	148.0	$3,594	72.00	19-20 SANDY S	WATER
4712-19-201-046	3475 OAK KNOLL	05/30/23	$630,000	WD	03-AL	$630,000	$240,800	38.22	$539,697	$275,364	48.7	144.0	$5,654	50.00	19-20 SANDY S	WATER
4712-19-300-044	8341 HILTON	06/22/22	$770,000	WD	03-AL	$770,000	$280,700	36.45	$683,033	$278,667	87.1	347.5	$3,198	80.22	19-10 SHORE A	WATER/OVER 50'
4712-19-301-012	8325 HILTON	12/06/22	$490,000	WD	03-AL	$490,000	$147,700	30.14	$358,809	$294,101	61.6	386.0	$4,777	38.00	19-10 SHORE A	WATER/OVER 50'
4712-20-100-023	9275 HILTON	11/22/22	$500,000	WD	03-AL	$500,000	$181,400	36.28	$460,026	$234,270	81.0	168.0	$2,894	75.00	20-02 WDLND	WATERFRONT B
4712-20-100-038	3503 HILTON BAY	07/22/22	$660,000	WD	25-PC	$660,000	$190,200	28.82	$566,359	$334,721	78.2	243.0	$4,281	62.00	20-02 WDLND	WATERFRONT A
		Totals:	**$4,845,000**			**$4,845,000**	**$1,718,700**		**$4,393,158**	**$2,047,056**	**533.2**					
											Average per FF=>	**$3,839**				

ADJUSTED FOR NEW CONSTRUCTION AFTER SALE

19-20	**PRICE/FF = $3800 (SANDY SHORES)**
19-11	**PRICE/FF = $3000 (PENINSULA GROVE)**
20-02	**PRICE/FF = $3,000 (SEC 20 M&B 'B')**
20-02	**PRICE/FF = $2200 (SEC 20 M&B 'A')**

NOTE:
Set Price/FF of each Rate Group according to standard depth/frontage
EXPANDED SALES DATED D/T LACK OF SALES DURING STUDY PERIOD

SANDY SHORES & PENINSULA GROVE NON-WATER (PRICE/FF USING 20% LAND ALLOCATION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Price/FF Allocation	Depth	Actual Front	Land Table	Rate Group 1
4712-19-103-002	3278 CAUSEWAY	01/05/23	$225,000	WD	03-AL	$225,000	$70,100	31.16	$185,031	$103,564	$45,000	66.2	679.3	138.0	68.00	19-11 PENINSULA GROVE	NON-WATER
4712-19-201-003	3504 OAK KNOLL	06/01/22	$220,000	WD	03-AL	$220,000	$84,800	38.55	$209,605	$67,995	$44,000	57.6	763.9	124.0	70.00	19-20 SANDY SHORES	NON-WATER
4712-19-201-009	3480 OAK KNOLL	06/08/23	$481,000	WD	03-AL	$481,000	$237,600	49.40	$561,314	($30,314)	$96,200	50.0	1,924.0	138.0	50.00	19-20 SANDY SHORES	NON-WATER
		Totals:	**$926,000**			**$926,000**	**$392,500**		**$955,950**	**$141,245**	**$185,200**	**173.8**					
											Average per FF=>	**$1,065**					

19-20	**PRICE/FF = $1000 (SANDY SHORES)**
19-11	**PRICE/FF = $800 (PENINSULA GROVE)**

NOTE:
Set Peninsula Grove slightly lower d/t greater standard frontage

19-10 SHORE ACRES ANNEX (PRICE/FF USING EXTRACTION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-19-300-044	8341 HILTON	06/22/22	$770,000	WD	03-AL	$770,000	$280,700	36.45	$683,033	$278,667	87.1	347.5	$3,198	80.22	19-10 - SHORE	WATER/OVER 50'
4712-19-301-012	8325 HILTON	12/06/22	$490,000	WD	03-AL	$490,000	$147,700	30.14	$358,809	$294,101	61.6	386.0	$4,777	38.00	19-10 - SHORE	WATER/OVER 50'
4712-20-100-017	3465 HILTON BAY	07/15/24	$699,900	WD	03-AL	$699,900	$256,200	36.61	$536,749	$380,745	98.9	217.0	$3,850	105.00	20-02 SEC 20 M	WATERFRONT A
4712-20-100-038	3503 HILTON BAY	07/22/22	$660,000	WD	25-PC	$660,000	$190,200	28.82	$566,359	$334,721	78.2	243.0	$4,281	62.00	20-02 SEC 20 M	WATERFRONT A
		Totals:	**$2,619,900**			**$2,619,900**	**$874,800**		**$2,144,950**	**$1,288,234**	**325.8**					
											Average per FF=>	**$3,954**				

NOTE:
Used Sandy Shores and Sec 20 M&B to support price/ff chosen
Price/ff of non-water set to conclude total land value proportion to other non-water lots (no sales)

PRICE/FF = $3800 (UNDER 50' FRNTG)
PRICE/FF = $2200 (OVER 50' FRNTG)
PRICE/FF = $500 (NON-WATER)

2025 LAND ANALYSIS
18-11 WOODLAND LAKE NORTHSHORE/18-10 WOODLAND LAKE WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-101-003	2431 WATERFRONT	08/01/22	$800,000	WD	03-AL	$800,000	$294,700	36.84	$793,419	$246,099	145.2	303.0	$1,695	107.00	18-10	18-10 WOODLAND LAKE WEST	WATER
4712-18-102-002	8270 ISLANDVIEW	08/02/22	$925,000	WD	03-AL	$925,000	$311,600	33.69	$842,118	$278,580	150.5	195.0	$1,851	135.00	18-11	18-11 WOODLAND LAKE NORTH SHORE	WATERFRONT
4712-18-102-010	8486 ISLANDVIEW	06/02/21	$789,900	WD	03-AL	$789,900	$296,100	37.49	$886,274	$134,255	197.1	212.0	$681	222.00	18-11	18-11 WOODLAND LAKE NORTH SHORE	WATERFRONT
4712-18-103-025	8127 SOUTH SHORE	06/11/21	$780,000	WD	03-AL	$780,000	$318,100	40.78	$847,703	$138,555	171.9	266.0	$806	150.00	18-11	18-11 WOODLAND LAKE NORTH SHORE	WATERFRONT
		Totals:	**$3,294,900**			**$3,294,900**	**$1,220,500**		**$3,369,514**	**$797,489**	**664.7**						
													Average per FF=>	**$1,200**			

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

18-11	**PRICE/FF Northshore = $1500**
18-10	**Price/ FF Wdld Lk West = $1600**
18-11	**Price/FF Water Hyne Rd = $1500**
18-10	**Non-Water Site Value = $80,000**

NOTES:
Set non-waterfront site value using Deerfield Preserve
Set Waterfront higher than indicated to account for age of sales
Set Wdld Lk West slightly higher d/t better access to waterfront

2025 LAND ANALYSIS
18-20 AIRWAY HILLS/18-40 WOODLAND HILLS (ALL PHASES)

18-20 AIRWAY HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-201-002	2461 DORIS	05/13/22	$350,000	WD	03-AL	$350,000	$144,100	41.17	$347,970	$75,530	123.0	200.0	$614	123.00	18-20	18-20 AIRWAY HILLS	STANDARD SITE
4712-18-201-018	2338 DORIS	07/26/22	$350,000	WD	03-AL	$350,000	$134,400	38.40	$347,465	$72,535	101.0	222.0	$718	101.00	18-20	18-20 AIRWAY HILLS	STANDARD SITE
4712-18-201-020	2400 DORIS	09/16/22	$312,000	WD	03-AL	$312,000	$132,900	42.60	$313,462	$72,038	111.0	255.0	$649	111.00	18-20	18-20 AIRWAY HILLS	STANDARD SITE
		Totals:	**$1,012,000**			**$1,012,000**	**$411,400**		**$1,008,897**	**$220,103**	**335.0**						
													Average per FF=>	**$657**			

Note: Set price/ff higher than indicated to account for the age of the sales

PRICE/FF (STANDARD) = $700
PRICE/FF (RUNWAY) = $850

Runway Access

4712-18-201-031	8807 SKYLANE DR	06/16/22	$389,900	WD	03-AL	$389,900	$152,200	39.04	$389,322	$85,578	100.0	210.0	$856	100.00	18-20	18-20 AIRWAY HILLS	RUNWAY SITE

18-40 WOODLAND HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-402-044	2721 JENNIFER	12/23/21	$480,000	WD	03-AL	$480,000	$171,000	35.63	$472,207	$77,373	121.0	170.0	$639	134.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 2
4712-18-402-045	2699 JENNIFER	05/25/23	$360,000	WD	03-AL	$360,000	$160,400	44.56	$339,889	$85,119	113.1	207.0	$753	106.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 2
4712-18-403-088	8715 DANN	01/19/24	$476,000	WD	03-AL	$476,000	$221,200	46.47	$451,970	$87,541	110.5	160.0	$793	124.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 3
4712-18-403-090	2746 KATHLEEN DR	08/20/21	$435,000	WD	03-AL	$435,000	$200,900	46.18	$447,454	$61,636	128.9	250.0	$478	135.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 3
4712-18-403-092	2714 KATHLEEN DR	08/06/21	$338,500	WD	03-AL	$338,500	$157,500	46.53	$353,111	$50,268	112.8	234.0	$446	107.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 3
4712-18-403-110	8999 MARGO DR	03/14/22	$380,000	WD	03-AL	$380,000	$167,700	44.13	$407,579	$38,190	114.4	184.0	$334	124.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 3
		Totals:	**$2,469,500**			**$2,469,500**	**$1,078,700**		**$2,472,210**	**$400,127**	**700.6**						
													Average per FF=>	**$571**			

NOTE: EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

PRICE/FF (PH 2-3)= $575
PRICE/FF (PH 1) = $650

OUTLIERS

4712-18-402-043	2777 JENNIFER	03/16/23	$426,000	WD	03-AL	$426,000	$169,500	39.79	$390,591	$105,485	121.9	211.0	$866	122.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 2
4712-18-402-044	2721 JENNIFER	08/16/22	$558,000	WD	03-AL	$558,000	$205,300	36.79	$472,207	$155,373	121.0	170.0	$1,284	134.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 2
4712-18-403-131	8893 S CHRISTINE	09/19/23	$285,000	WD	03-AL	$285,000	$157,400	55.23	$332,670	$16,356	111.3	210.0	$147	110.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 3
4712-18-403-134	8921 S CHRISTINE	11/08/23	$395,000	WD	03-AL	$390,000	$147,800	37.90	$323,675	$127,372	106.2	210.0	$1,200	100.00	18-40	18-40 WDLD HILLS 1,2,& 3	PHASE 3

NOTES:
Set price/ff of Phase 1 at $650 based on smaller sized lots. No sales in Phase 1.

2025 LAND ANALYSIS
TRAPPERS COVE, BLUFFS, HILTON PT, SOUTH BAY, MORNINGSIDE

WATERFRONT (25% ALLOCATION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	25% Allocation	Effec. Front	Depth	Actual Front	Price/FF Allocation	ECF Area	Land Table	Rate Group 1
4712-19-200-015	3416 HILTON POINTE	11/14/22	$1,600,500	WD	03-AL	$1,600,500	$826,900	51.67	$1,771,957	$202,854	$400,125	170.1	276.0	159.00	$2,352	19-23	19-23 HILTON PT EST	WATERFRONT
4712-19-203-008	3167 HIDDEN COVE	07/08/22	$1,200,000	WD	03-AL	$1,200,000	$420,500	35.04	$1,028,809	$424,529	$300,000	126.7	280.0	116.00	$2,368	19-22	19-22 BLUFFS	WATER ACCESS
4712-19-301-025	8309 HILTON	09/07/21	$1,325,000	WD	03-AL	$1,325,000	$379,100	28.61	$1,052,347	$521,535	$331,250	74.1	148.0	73.11	$4,472	19-30	19-30 - SOUTH BAY	WATERFRONT
		Totals:	**$4,125,500**			**$4,125,500**	**$1,626,500**		**$3,853,113**	**$1,148,918**	**$1,031,375**	**370.9**						
														Average per FF=>	**$2,781**			

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

NOTE:
Set Price/FF differently d/t varying std frontage/depth.

19-22 **PRICE/FF (BLUFFS) = $2100**
19-21 **PRICE/FF (TRPR CV) = $2100**
20-10 **PRICE/FF (MRNGSD) = $2700**
19-30 **PRICE/FF (SOUTHBY) = $4600**
19-23 **PRICE/FF (HILTON PT) = $2300**

VACANT LAND SALES

4712-20-100-089	3379 HILTON POINTE	08/31/23	$1,150,000	WD	19-MPAL	$1,150,000	$445,900	38.77	$891,808	$1,150,000	$230,000	389.2	573.0	$2,955	414.00	19-23	19-23 HILTON PT EST	WATERFRONT

NON-WATERFRONT (15% ALLOCATION)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	15% Allocation	Effec. Front	Depth	Actual Front	Price/FF Allocation	ECF Area	Land Table	Rate Group 1
4712-19-202-005	3071 HIDEAWAY BEACH	04/14/21	$530,000	WD	03-AL	$530,000	$228,000	43.02	$540,221	$97,571	$79,500	187.5	338.0	176.00	$424	19-21	19-21 TRAPPERS COVE	OFF-WATER
4712-19-202-007	3135 HIDEAWAY BEACH	05/10/21	$525,000	WD	03-AL	$525,000	$221,300	42.15	$541,845	$84,502	$78,750	176.3	247.0	182.00	$447	19-21	19-21 TRAPPERS COVE	OFF-WATER
4712-19-203-004	3158 HIDDEN COVE	11/24/21	$625,000	WD	03-AL	$625,000	$321,200	51.39	$730,301	($10,301)	$93,750	156.0	213.0	156.00	$601	19-22	19-22 BLUFFS	NON-WATER
4712-19-203-016	8907 LAKE BLUFF	08/31/21	$861,000	WD	03-AL	$861,000	$430,900	50.05	$1,043,462	($77,462)	$129,150	194.0	382.0	194.00	$666	19-22	19-22 BLUFFS	NON-WATER
4712-20-100-065	9193 ORION	06/15/22	$560,000	WD	03-AL	$560,000	$246,200	43.96	$602,624	$6,876	$84,000	248.0	130.0	248.00	$339	20.10	20-10 MORNINGSIDE	NON-WATER
4712-20-100-065	9193 ORION	03/07/24	$600,000	WD	03-AL	$600,000	$266,300	44.38	$602,624	$46,876	$90,000	248.0	130.0	248.00	$363	20.10	20-10 MORNINGSIDE	NON-WATER
4712-20-100-086	3455 HILTON POINTE	09/20/21	$895,000	WD	03-AL	$895,000	$479,600	53.59	$1,033,991	($31,346)	$134,250	239.2	274.0	206.59	$561	19-23	19-23 HILTON PT EST	NON-WATERFRONT
4712-20-100-086	3455 HILTON POINTE	06/28/24	$999,900	WD	03-AL	$999,900	$498,600	49.86	$1,033,991	$73,554	$149,985	239.2	274.0	206.59	$627	19-23	19-23 HILTON PT EST	NON-WATERFRONT
4712-20-101-002	9166 ORION	09/03/21	$585,000	WD	03-AL	$585,000	$268,800	45.95	$666,541	($12,791)	$87,750	155.0	148.0	155.00	$566	20.10	20-10 MORNINGSIDE	NON-WATER
		Totals:	**$6,180,900**			**$6,180,900**	**$2,960,900**		**$6,795,600**	**$177,479**	**$927,135**	**1,843.1**						
														Average per FF=>	**$503**			

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

NOTES:
Price/FF set higher than indicated d/t majority of sales being older.
Set Price/FF differently d/t varying std frontage/depth.

19-22 **PRICE/FF (BLUFFS) = $675**
19-21 **PRICE/FF (TRPR CV) = $575**
20-10 **PRICE/FF (MRNGSD) = $550**
19-23 **PRICE/FF (HILTON PT) = $450**

2025 LAND ANALYSIS
SCHOOL LAKE PARK/LAKESIDE PARK (ORIG)/ANTHONY PARK - NON WATERFRONT

16-32 LAKESIDE PARK (ORIG) - CADY DRIVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Price/FF Allocation	Actual Front	Land Table	Rate Group 1
4712-16-300-016 & 088	2921 CADY	08/11/22	$240,000	WD	19-MPAL	$240,000	$126,300	52.63	$290,818	$33,917	$48,000	277.0	296.0	$173	282.00	16-32 LKSD PK (ORIG)	NON WTR-CADY(A)
4712-16-300-022	10503 SKEMAN	11/09/22	$429,700	WD	03-AL	$429,700	$168,200	39.14	$447,777	$37,185	$85,940	175.4	205.0	$490	190.00	16-32 LKSD PK (ORIG)	NON WTR-CADY(A)
4712-16-300-024	2955 CADY	05/26/21	$423,500	WD	03-AL	$423,500	$178,100	42.05	$432,855	$39,925	$84,700	140.8	171.0	$602	134.00	16-32 LKSD PK (ORIG)	NON WTR-CADY(A)
		Totals:	**$1,093,200**			**$1,093,200**	**$472,600**		**$1,171,450**	**$111,027**	**$218,640**	**593.2**					
													Average per FF=>	**$369**			

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

PRICE/FF = $375 (CADY 'A')
PRICE/FF = $350 (CADY 'B')

16-30 SCHOOL LAKE PARK/16-32 LAKESIDE PARK (ORIG) SKEMAN RD/17-40 ANTHONY PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Price/FF Allocation	Actual Front	Land Table	Rate Group 1
4712-16-302-002	10116 SKEMAN	06/30/22	$360,000	WD	03-AL	$360,000	$106,700	29.64	$316,585	$116,161	$72,000	103.9	200.0	$693	135.00	16-32 LKSD PK (ORIG)	NON-WTR-SKEMAN
4712-16-302-083	10212 SKEMAN	08/11/22	$330,000	WD	03-AL	$330,000	$112,500	34.09	$296,583	$96,027	$66,000	89.4	200.0	$738	100.00	16-32 LKSD PK (ORIG)	NON-WTR-SKEMAN
4712-16-302-087	10164 SKEMAN	06/22/22	$270,000	WD	03-AL	$270,000	$85,700	31.74	$241,907	$76,590	$54,000	69.3	200.0	$779	60.00	16-32 LKSD PK (ORIG)	NON-WTR-SKEMAN
4712-16-302-118	10150 SKEMAN	05/12/21	$285,000	WD	03-AL	$285,000	$119,800	42.04	$336,290	$12,866	$57,000	91.7	200.0	$622	105.00	16-32 LKSD PK (ORIG)	NON-WTR-SKEMAN
4712-17-401-002	2781 SCHOOL LAKE DR	12/28/23	$260,000	WD	03-AL	$260,000	$116,500	44.81	$249,018	$51,857	$52,000	75.0	154.0	$693	75.00	17-40 ANTHONY PARK	A' Frontage
		Totals:	**$1,505,000**			**$1,505,000**	**$541,200**		**$1,440,383**	**$353,501**	**$301,000**	**429.3**					
													Average per FF=>	**$701**			

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

PRICE/FF = $700

16-31 LAKESIDE PARK REPLAT/16-32 LAKESIDE PARK ORIG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-16-302-110	3060 PARK	06/01/23	$1,200,000	WD	03-AL	$1,200,000	$505,600	42.13	$1,138,550	$322,921	166.0	338.0	$1,945	216.00	16-31 LAKESIDE PARK	WATERFRONT
4712-16-302-112	3071 PARK	06/04/21	$585,000	WD	03-AL	$585,000	$279,600	47.79	$667,475	$90,771	138.6	232.0	$655	141.00	16-31 LAKESIDE PARK	CANAL
4712-16-302-115	3135 PARK	03/10/22	$615,000	WD	03-AL	$615,000	$249,200	40.52	$643,019	$111,669	111.8	150.0	$999	114.00	16-31 LAKESIDE PARK	CANAL
		Totals:	**$2,400,000**			**$2,400,000**	**$1,034,400**		**$2,449,044**	**$525,361**	**416.4**					
											Average per FF=>	**$1,262**				

NOTE:
No sales in Lakeside Park (orig) waterfront. Set price/ff based on Lakeside Park Replat, adjusting for differences in standard frontage/depth.

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

16-31 **PRICE/FF (REPLAT CANAL) = $1250**
16-31 **PRICE/FF (REPLAT WATER) = $2100**
16-32 **PRICE/FF (ORIG CANAL) = $1400**
16-32 **PRICE/FF (ORIG WATER) = $2200**

16-30 SCHOOL LAKE PARK WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-16-301-015	2845 SCHOOL LAKE	10/04/24	$299,500	WD	03-AL	$299,500	$131,100	43.77	$258,352	$181,936	39.1	287.0	$4,652	41.00	16-30 SCHOOL LK PK	WATER
4712-16-301-026	2755 PARKLAWN	07/12/21	$307,500	WD	03-AL	$307,500	$149,400	48.59	$370,236	$84,939	41.0	365.0	$2,071	40.00	16-30 SCHOOL LK PK	WATER
4712-16-301-031	2735 PARKLAWN	06/23/22	$810,000	WD	03-AL	$810,000	$292,400	36.10	$753,502	$203,665	40.9	360.0	$4,982	40.00	16-30 SCHOOL LK PK	WATER
4712-16-301-048	2663 PARKLAWN	06/03/24	$1,204,900	WD	03-AL	$1,204,900	$564,600	46.86	$1,163,219	$196,334	43.0	318.0	$4,570	47.00	16-30 SCHOOL LK PK	WATER
		Totals:	**$2,621,900**			**$2,621,900**	**$1,137,500**		**$2,545,309**	**$666,874**	**164.0**					
											Average per FF=>	**$4,067**				

PRICE/FF = $3600

NOTES:
Used price/ff less than indicated d/t two of the sales being after the study period.

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-16-301-026	2755 PARKLAWN	06/07/21	$265,000	WD	03-AL	$265,000	$149,400	56.38	$370,236	$42,439	41.0	365.0	$1,035	40.00	16-30 SCHOOL LK PK	WATER
4712-16-301-048	2663 PARKLAWN	04/09/21	$1,000,000	WD	03-AL	$1,000,000	$379,700	37.97	$1,163,219	($8,566)	43.0	318.0	($199)	47.00	16-30 SCHOOL LK PK	WATER

20-05 SCHOOL LAKE UNPLATTED - WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Rate Group 1
4712-20-200-006	3015 SCHOOL LAKE	11/22/21	$258,000	WD	03-AL	$258,000	$110,200	42.71	$259,470	$123,779	50.1	175.0	$2,471	60.00	20-05 SCHOOL LK M & B	WATERFRONT
4712-20-200-013	3089 SCHOOL LAKE	04/18/22	$490,000	WD	03-AL	$490,000	$150,000	30.61	$415,304	$199,406	49.9	229.0	$3,997	52.00	20-05 SCHOOL LK M & B	WATERFRONT
4712-20-200-014	3095 SCHOOL LAKE	04/28/23	$384,000	WD	03-AL	$384,000	$160,100	41.69	$340,313	$168,622	50.0	308.0	$3,374	45.00	20-05 SCHOOL LK M & B	WATERFRONT
		Totals:	**$1,132,000**			**$1,132,000**	**$420,300**		**$1,015,087**	**$491,807**	**150.0**					
											Average per FF=>	**$3,280**				

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

PRICE/FF = $3200

Used Extraction Method

2025 LAND ANALYSIS
07-30 CLARK LAKE PARK SUBDIVISION

WATERFRONT

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	Actual Front	Rate Group 1
4712-07-301-018	1746 CLARK LAKE	07/27/23	$512,500	WD	03-AL	$512,500	$169,000	32.98	$438,533	$164,962	$90,995	60.7	140.0	$2,719	46.00	WATER
4712-07-301-088 & 001	1778 CLARK LAKE	10/24/23	$475,000	WD	19-MPAL	$475,000	$175,600	36.97	$401,076	$207,714	$133,790	188.5	177.8	$1,102	321.00	WATER
		Totals:	**$987,500**			**$987,500**	**$344,600**		**$839,609**	**$372,676**	**$224,785**	**249.1**				
											Average per FF=>	**$1,496**				

PRICE/FF USED = $1,500

NON-WATER

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	Actual Front	Rate Group 1
4712-07-301-065	1675 CLARK LAKE	08/19/22	$331,000	WD	03-AL	$331,000	$123,500	37.31	$316,810	$103,419	$89,229	99.1	142.0	$1,043	122.00	OFF WATER
4712-07-301-090	1605 CLARK LAKE	08/23/23	$280,000	WD	03-AL	$280,000	$122,500	43.75	$270,182	$99,979	$90,161	105.5	140.0	$948	139.00	OFF WATER
4712-07-302-070	1435 CLARK LAKE	09/02/22	$250,000	LC	03-AL	$250,000	$93,400	37.36	$255,914	$70,507	$76,421	84.9	126.0	$830	95.00	OFF WATER
4712-07-302-089	1481 CLARK LAKE	06/29/23	$285,000	WD	03-AL	$285,000	$120,400	42.25	$251,052	$110,216	$76,268	84.7	125.0	$1,301	95.00	OFF WATER
		Totals:	**$1,146,000**			**$1,146,000**	**$459,800**		**$1,093,958**	**$384,121**	**$332,079**	**374.2**				
											Average per FF=>	**$1,026**				

PRICE/FF USED = $1,000

OUTLIER

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	Actual Front	Rate Group 1
4712-07-301-071	1701 CLARK LAKE	02/22/22	$175,000	WD	03-AL	$175,000	$88,900	50.80	$244,838	$2,162	$72,000	80.0	140.0	$27	80.00	OFF WATER

VL SALE

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	Actual Front	Rate Group 1
4712-07-302-125	CLARK LAKE	12/23/22	$75,000	WD	03-AL	$75,000	$53,300	71.07	$106,511	$75,000	$106,511	71.0	125.0	$1,056	66.70	WATER

SITE VALUE BASED ON ALLOCATION METHOD
SUPPORTED BY VACANT LAND SALE

2025 LAND ANALYSIS
18-33 WOODLAND LAKE EST #3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Effec. Front	Depth	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-305-024	2833 S HACKER	09/27/21	$228,000	WD	03-AL	$228,000	$68,400	30.00	$243,055	$39,945	$45,600	75.0	150.0	75.00	18-33	18-33 WOODLAND EST #3	SITE HACKER RD
4712-18-305-027	8055 CORTEZ	05/14/21	$251,000	WD	03-AL	$251,000	$78,200	31.16	$251,123	$59,877	$50,200	75.0	150.0	75.00	18-33	18-33 WOODLAND EST #3	SITE VALUE STD
4712-18-305-034	2891 S HACKER	07/29/22	$221,250	WD	03-AL	$221,250	$79,000	35.71	$227,795	$48,455	$44,250	60.0	150.0	60.00	18-33	18-33 WOODLAND EST #3	SITE HACKER RD
		Totals:	**$700,250**			**$700,250**	**$225,600**		**$721,973**	**$148,277**		**210.0**					

EXPANDED SALES DATES D/T LACK OF SALES IN STUDY PERIOD

STD SITE = $60,000
HACKER SITE = $55,000

VACANT LAND SALE: 18-300-001 SOLD FOR $107,000 ON 5/4/23. THEY WERE SPLIT INTO -036 & -037, PLUS A BLDG WAS DEMOLISHED. THIS SP INDICATES A SITE VALUE OF $53,500, WHICH SUPPORTS A VALUE OF $55,000 FOR HACKER SITE VALUES, CONSIDERING THE DEMO COSTS.

PRICE/FF BASED ON EXTRACTION

2025 LAND ANALYSIS
18-31 WOODLAND LAKE ESTATES #4

NON WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-302-004	2772 TIM	02/07/23	$320,000	WD	03-AL	$320,000	$146,900	45.91	$336,589	$11,911	60.0	150.0	$199	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-302-008	2740 TIM	03/01/24	$115,000	LC	03-AL	$115,000	$53,300	46.35	$113,844	$29,656	60.0	150.0	$494	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-302-060	8205 DONNA LOU	06/01/22	$82,000	WD	03-AL	$82,000	$29,300	35.73	$82,879	$27,621	60.0	150.0	$460	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-012	2617 TIM	04/24/23	$78,000	WD	03-AL	$78,000	$32,400	41.54	$67,906	$38,594	60.0	150.0	$643	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-019	2681 TIM	01/10/24	$85,000	WD	03-AL	$85,000	$27,100	31.88	$63,057	$50,443	60.0	150.0	$841	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-028	2753 TIM	04/12/22	$310,000	WD	03-AL	$310,000	$104,200	33.61	$282,075	$56,425	60.0	150.0	$940	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-035	8281 VISTAVIEW	05/10/22	$135,000	WD	03-AL	$135,000	$35,100	26.00	$115,059	$50,076	63.4	120.0	$789	75.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-046	2678 GARY	11/02/23	$69,900	QC	03-AL	$69,900	$27,400	39.20	$57,122	$41,278	60.0	150.0	$688	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-060	2687 GARY	02/23/22	$70,000	WD	03-AL	$70,000	$22,900	32.71	$62,344	$36,156	60.0	150.0	$603	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-062	2711 GARY	04/28/22	$85,000	WD	03-AL	$85,000	$44,600	52.47	$100,506	$24,799	84.9	150.0	$292	120.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-071	8321 VISTAVIEW	11/16/23	$85,000	MLC	03-AL	$85,000	$39,200	46.12	$82,758	$32,377	63.4	120.0	$510	75.00	18-31	18-31 WLE #4	NON-WATER
		Totals:	**$1,434,900**			**$1,434,900**	**$562,400**		**$1,364,139**	**$399,336**	**691.7**						
											Average per FF=>	**$577**					

PRICE/FF = $575

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-302-006	2756 TIM	07/29/22	$290,000	WD	03-AL	$290,000	$92,700	31.97	$262,251	$56,249	60.0	150.0	$937	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-302-036	2711 BRAD	07/19/23	$85,000	WD	03-AL	$85,000	$71,800	84.47	$149,521	($36,021)	60.0	150.0	($600)	60.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-009	8335 DONNA LOU	03/24/23	$52,000	WD	03-AL	$52,000	$37,600	72.31	$85,869	($2,439)	66.2	163.0	($37)	70.00	18-31	18-31 WLE #4	NON-WATER
4712-18-303-055	2631 GARY	01/20/23	$40,000	WD	03-AL	$40,000	$37,400	93.50	$83,570	($3,265)	84.9	150.0	($38)	120.00	18-31	18-31 WLE #4	NON-WATER

WATERFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Land Table	Rate Group 1
4712-18-302-047	2632 SHELLY	03/25/22	$240,000	WD	03-AL	$240,000	$87,100	36.29	$191,513	$221,891	59.8	167.0	$3,711	61.00	18-31	18-31 WLE #4	WATER
		Totals:	**$240,000**			**$240,000**	**$87,100**		**$191,513**	**$221,891**	**59.8**						
											Average per FF=>	**$3,711**					

NOTES:
SET WATERFRONT LOWER THAN INDICATED AS NOT TO OVER INFLATE THESE HOMES THAT ARE WITHIN A MOBILE HOME SUBDIVISION
OVERALL VALUES SUPPORTED BY OTHER LAKEFRONT NBHDS, WHEN CONSIDERING LOCATION

PRICE/FF = $3200

PRICE/FF USING EXTRACTION

2025 LAND ANALYSIS
19-40 BEN HUR FARMS

STANDARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
4712-19-401-011	BEN HUR	07/26/23	$228,500	WD	19-MPAL	$228,500	$115,800	50.68	$240,508	$63,923	202.9	361.0	$315	178.00	19-40	012 & 036	19-40 BEN HUR FARMS	STANDARD
4712-19-401-033	4000 BEN HUR	02/07/22	$130,250	WD	03-AL	$130,250	$64,900	49.83	$169,525	$19,683	76.5	95.1	$257	91.00	19-40		19-40 BEN HUR FARMS	STANDARD
4712-19-401-035	3930 CLUB	04/29/22	$300,000	WD	03-AL	$300,000	$88,100	29.37	$273,490	$65,702	98.0	115.0	$671	120.00	19-40		19-40 BEN HUR FARMS	STANDARD
4712-19-401-039	4012 BEN HUR	09/18/23	$279,900	WD	03-AL	$279,900	$112,100	40.05	$259,886	$74,662	136.6	116.2	$546	234.00	19-40		19-40 BEN HUR FARMS	STANDARD
		Totals:	**$938,650**			**$938,650**	**$380,900**		**$943,409**	**$223,970**	**514.0**							
											Average per FF=>	**$436**						

PRICE/FF = 450

PREMIUM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/ FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1
4712-19-401-030	3980 BEN HUR	05/09/24	$300,000	WD	03-AL	$300,000	$131,300	43.77	$257,571	$132,052	59.7	118.0	$2,210	60.00	19-40		19-40 BEN HUR FARMS	PREMIUM
4712-19-401-040	3948 BEN HUR	05/05/23	$280,000	WD	03-AL	$280,000	$118,100	42.18	$249,618	$123,711	88.9	129.0	$1,392	127.00	19-40		19-40 BEN HUR FARMS	PREMIUM
		Totals:	**$580,000**			**$580,000**	**$249,400**		**$507,189**	**$255,763**	**148.6**							
											Average per FF=>	**$1,721**						

PRICE/FF = $1600

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

NOTES:
Set price/FF lower than indicated d/t only one sale w/in study period.

SITE VALUES BASED ON 20% LAND ALLOCATION

2025 LAND ANALYSIS
SCENIC POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	ECF Area	Land Table
4712-32-404-007	5865 SCENIC BLUFF	05/04/23	$345,900	WD	03-AL	$345,900	$180,000	52.04	$336,397	$44,503	$69,180	32-42	32-42 SCENIC POINTE
4712-32-404-008	5871 SCENIC BLUFF	04/05/23	$345,000	WD	03-AL	$345,000	$180,000	52.17	$336,397	$43,603	$69,000	32-42	32-42 SCENIC POINTE
4712-32-404-009	5877 SCENIC BLUFF	08/07/23	$330,000	WD	03-AL	$330,000	$157,600	47.76	$327,947	$33,553	$66,000	32-42	32-42 SCENIC POINTE
4712-32-404-012	5866 SCENIC BLUFF	12/27/22	$330,000	WD	03-AL	$330,000	$123,900	37.55	$326,908	$53,092	$66,000	32-42	32-42 SCENIC POINTE
4712-32-404-013	5854 SCENIC BLUFF	12/15/23	$339,000	WD	03-AL	$339,000	$151,900	44.81	$323,509	$65,491	$67,800	32-42	32-42 SCENIC POINTE
		Totals:	**$1,689,900**			**$1,689,900**	**$793,400**		**$1,651,158**	**$240,242**			
										Average Land Allocation=>	**$67,596**		

SITE VALUE = $67,000

PRICE/FF USING EXTRACTION/VACANT LAND SALES

2025 LAND ANALYSIS
WOODRUFF LAKE WATERFRONT

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	Actual Front	ECF Area	Land Table	Rate Group 1
4712-34-300-030	FORD	09/30/21	$80,000	WD	03-AL	$80,000	$34,900	43.63	$86,032	$80,000	$86,032	93.2	171.5	$859	101.09	34-32	34-32 FORD RD - WATER	WATERFRONT
4712-34-300-032	11252 FORD	06/08/21	$82,000	WD	03-AL	$82,000	$31,200	38.05	$76,862	$82,000	$76,862	83.2	163.4	$985	82.66	34-32	34-32 FORD RD - WATER	WATERFRONT
4712-34-300-033	11256 FORD	06/02/21	$440,000	WD	03-AL	$440,000	$170,200	38.68	$492,317	$88,000	$76,562	85.1	165.6	$1,034	81.48	34-32	34-32 FORD RD - WATER	WATERFRONT
		Totals:	**$602,000**			**$602,000**	**$236,300**		**$655,211**	**$250,000**	**$239,456**	**261.5**						
											Average per FF=>	**$956**						

NOTE:
Entered improved sale (-033) land residual at 20% of sale price.

PRICE/FF = $950

EXPANDED SALES DATES D/T LACK OF SALES DURING STUDY PERIOD

BASED ON 20% LAND ALLOCATION

2025 LAND ANALYSIS
ACREAGE PARCELS (LESS THAN 1 ACRE - 1.5 ACRES)

47010
47060
47070

1.0 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Other Parcels in Sale	Land Table
4712-04-100-038	130 S OLD US 23	06/27/23	$323,000	WD	03-AL	$323,000	$146,900	45.48	$338,234	$53,206	$64,600	1.33	1.33	$48,571	47060		HARTLAND SD
4712-04-300-006	795 TAYLOR	10/14/22	$338,400	WD	03-AL	$338,400	$132,000	39.01	$337,633	$71,767	$67,680	1.50	1.50	$45,120	47060		HARTLAND SD
4712-08-400-012	9730 HYNE	12/19/23	$262,000	WD	03-AL	$262,000	$131,800	50.31	$305,297	$28,483	$52,400	1.00	1.00	$52,400	47060		HARTLAND SD
4712-08-400-013	9700 HYNE	06/16/22	$207,500	WD	03-AL	$207,500	$83,600	40.29	$201,806	$74,643	$41,500	0.87	0.87	$47,701	47060		HARTLAND SD
4712-15-100-013	2075 CORLETT	05/12/23	$409,000	WD	03-AL	$409,000	$147,400	36.04	$362,761	$119,479	$81,800	1.50	1.50	$54,533	47060		HARTLAND SD
4712-15-100-016	2103 CORLETT	08/25/23	$287,700	WD	03-AL	$287,700	$107,200	37.26	$254,026	$95,681	$57,540	0.79	0.79	$72,835	47060		HARTLAND SD
4712-15-100-028	11314 CORLETT	01/23/23	$210,000	WD	03-AL	$210,000	$102,000	48.57	$218,602	$50,356	$42,000	0.70	0.70	$60,000	47060		HARTLAND SD
4712-16-400-014	10571 SKEMAN	12/02/22	$235,000	WD	03-AL	$235,000	$92,300	39.28	$237,746	$60,290	$47,000	1.34	1.34	$35,075	47010		BRIGHTON SD
4712-16-400-026	10537 SKEMAN	12/11/23	$270,000	WD	03-AL	$270,000	$93,800	34.74	$220,310	$118,770	$54,000	1.13	1.13	$47,788	47010		BRIGHTON SD
4712-18-200-011	2046 HUNTER	02/10/23	$250,000	WD	03-AL	$250,000	$117,000	46.80	$271,652	$47,268	$50,000	1.26	1.26	$39,683	47010		BRIGHTON SD
4712-18-400-006	2470 HUNTER	05/24/23	$400,000	WD	03-AL	$400,000	$188,700	47.18	$421,748	$47,812	$80,000	1.25	1.25	$64,000	47010		BRIGHTON SD
4712-19-400-018	8816 HILTON	06/08/22	$350,000	WD	03-AL	$350,000	$112,200	32.06	$293,011	$125,938	$70,000	1.00	1.00	$70,000	47010		BRIGHTON SD
4712-20-300-016	9296 HILTON	04/15/22	$325,000	WD	03-AL	$325,000	$101,400	31.20	$267,058	$114,722	$65,000	0.50	0.50	$130,000	47010		BRIGHTON SD
4712-20-300-022	3683 HIDEAWAY	02/16/24	$260,000	WD	03-AL	$260,000	$99,300	38.19	$221,241	$95,539	$52,000	0.50	0.50	$104,000	47010		BRIGHTON SD
4712-22-400-024	3774 SUNSHINE	04/17/23	$405,000	WD	03-AL	$405,000	$164,300	40.57	$394,269	$83,491	$81,000	1.36	1.36	$59,559	47010		BRIGHTON SD
4712-26-400-005	4710 KENSINGTON	03/06/24	$265,000	WD	03-AL	$265,000	$99,000	37.36	$230,145	$104,457	$53,000	1.00	1.00	$53,000	47010		BRIGHTON SD
4712-27-100-054	11287 SPENCER	07/26/23	$509,900	WD	03-AL	$509,900	$234,300	45.95	$517,643	$63,384	$101,980	1.16	1.16	$87,914	47010		BRIGHTON SD
4712-27-300-011	5229 VAN AMBERG	11/14/23	$485,000	WD	03-AL	$485,000	$210,500	43.40	$513,057	$53,143	$97,000	1.49	1.49	$65,013	47010		BRIGHTON SD
4712-27-300-025	11086 PINE NEEDLE	10/13/23	$550,000	WD	03-AL	$550,000	$250,000	45.45	$567,231	$54,729	$110,000	1.31	1.31	$83,969	47010		BRIGHTON SD
4712-28-200-002	4150 VAN AMBERG	08/31/22	$336,000	WD	03-AL	$336,000	$107,400	31.96	$284,266	$110,648	$67,200	0.67	0.67	$100,299	47010		BRIGHTON SD
4712-29-200-051	4268 LARCHMOOR	01/05/24	$360,000	WD	03-AL	$360,000	$176,900	49.14	$361,131	$56,738	$72,000	0.53	0.53	$137,143	47010		BRIGHTON SD
4712-29-300-024	9090 SPENCER	09/21/23	$278,000	WD	03-AL	$278,000	$102,300	36.80	$230,059	$106,899	$55,600	0.55	0.55	$101,091	47010		BRIGHTON SD
4712-29-300-027	9935 LOCH LOMOND	08/31/23	$315,000	WD	03-AL	$315,000	$128,600	40.83	$293,721	$75,597	$63,000	0.42	0.42	$150,000	47010		BRIGHTON SD
4712-29-400-040	4619 CULVER	09/02/22	$325,000	WD	03-AL	$325,000	$137,300	42.25	$320,543	$49,532	$65,000	0.49	0.49	$132,653	47010		BRIGHTON SD
4712-29-400-063	4851 STUHRBERG	08/05/22	$292,500	WD	03-AL	$292,500	$119,400	40.82	$309,221	$47,464	$58,500	0.67	0.67	$87,313	47010		BRIGHTON SD
		Totals:	**$8,249,000**			**$8,249,000**	**$3,385,600**		**$7,972,411**	**$1,910,036**	**$1,649,800**	**24.32**	**24.32**				
												Average per Net Acre=>	**67,845.54**				

NOTES: Set premium values proportional to standard values, on average 12.5% greater than standard values

STANDARD **1 ACRE PARCEL = $67,000**
PREMIUM **1 ACRE PARCEL = $75,000**

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Other Parcels in Sale	Land Table
4712-27-300-042	5298 VAN AMBERG	03/09/23	$500,000	WD	03-AL	$500,000	$227,300	45.46	$558,416	$1,884	$100,000	1.17	1.17	$85,690	47010		BRIGHTON SD
4712-33-400-020	10854 CULVER	12/07/23	$345,000	WD	03-AL	$345,000	$176,700	51.22	$406,061	($4,133)	$69,000	1.38	1.38	$49,928	47010		BRIGHTON SD
4712-34-100-004	11349 CULVER	05/02/22	$330,000	WD	03-AL	$330,000	$147,200	44.61	$366,778	$16,011	$66,000	0.73	0.73	$89,918	47010		BRIGHTON SD

BASED ON 20% LAND ALLOCATION

2025 LAND ANALYSIS
ACREAGE PARCELS (LESS THAN 1 ACRE - 1.5 ACRES)

47010
47060
47070

1.5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Other Parcels in Sale	Land Table
4712-04-100-038	130 S OLD US 23	06/27/23	$323,000	WD	03-AL	$323,000	$146,900	45.48	$338,234	$53,206	$64,600	1.33	1.33	$48,571	47060		HARTLAND SD
4712-04-300-006	795 TAYLOR	10/14/22	$338,400	WD	03-AL	$338,400	$132,000	39.01	$337,633	$71,767	$67,680	1.50	1.50	$45,120	47060		HARTLAND SD
4712-15-100-013	2075 CORLETT	05/12/23	$409,000	WD	03-AL	$409,000	$147,400	36.04	$362,761	$119,479	$81,800	1.50	1.50	$54,533	47060		HARTLAND SD
4712-16-400-014	10571 SKEMAN	12/02/22	$235,000	WD	03-AL	$235,000	$92,300	39.28	$237,746	$60,290	$47,000	1.34	1.34	$35,075	47010		BRIGHTON SD
4712-18-200-011	2046 HUNTER	02/10/23	$250,000	WD	03-AL	$250,000	$117,000	46.80	$271,652	$47,268	$50,000	1.26	1.26	$39,683	47010		BRIGHTON SD
4712-22-400-024	3774 SUNSHINE	04/17/23	$405,000	WD	03-AL	$405,000	$164,300	40.57	$394,269	$83,491	$81,000	1.36	1.36	$59,559	47010		BRIGHTON SD
4712-27-300-011	5229 VAN AMBERG	11/14/23	$485,000	WD	03-AL	$485,000	$210,500	43.40	$513,057	$53,143	$97,000	1.49	1.49	$65,013	47010		BRIGHTON SD
		Totals:	**$2,445,400**			**$2,445,400**	**$1,010,400**		**$2,455,352**	**$488,644**	**$489,080**	**9.78**	**9.78**				

Average
per Net Acre=> **49,997.96**

STANDARD 1.5 ACRE PARCEL = $75,000
PREMIUM 1.5 ACRE PARCEL = $85,000

PRICE/SF RATES USING 20% ALLOCATION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	Dollars/SF Allocation	ECF Area	Other Parcels in Sale	Land Table
4712-08-400-012	9730 HYNE	12/19/23	$262,000	WD	03-AL	$262,000	$131,800	50.31	$305,297	$28,483	$52,400	1.00	1.00	$52,400	$1.20	47060		HARTLAND SD
4712-08-400-013	9700 HYNE	06/16/22	$207,500	WD	03-AL	$207,500	$83,600	40.29	$201,806	$74,643	$41,500	0.87	0.87	$47,701	$1.10	47060		HARTLAND SD
4712-15-100-016	2103 CORLETT	08/25/23	$287,700	WD	03-AL	$287,700	$107,200	37.26	$254,026	$95,681	$57,540	0.79	0.79	$72,835	$1.67	47060		HARTLAND SD
4712-15-100-028	11314 CORLETT	01/23/23	$210,000	WD	03-AL	$210,000	$102,000	48.57	$218,602	$50,356	$42,000	0.70	0.70	$60,000	$1.38	47060		HARTLAND SD
4712-19-400-018	8816 HILTON	06/08/22	$350,000	WD	03-AL	$350,000	$112,200	32.06	$293,011	$125,938	$70,000	1.00	1.00	$70,000	$1.61	47010		BRIGHTON SD
4712-20-300-022	3683 HIDEAWAY	02/16/24	$260,000	WD	03-AL	$260,000	$99,300	38.19	$221,241	$95,539	$52,000	0.50	0.50	$104,000	$2.39	47010		BRIGHTON SD
4712-26-400-005	4710 KENSINGTON	03/06/24	$265,000	WD	03-AL	$265,000	$99,000	37.36	$230,145	$104,457	$53,000	1.00	1.00	$53,000	$1.22	47010		BRIGHTON SD
4712-28-200-002	4150 VAN AMBERG	08/31/22	$336,000	WD	03-AL	$336,000	$107,400	31.96	$284,266	$110,648	$67,200	0.67	0.67	$100,299	$2.30	47010		BRIGHTON SD
4712-29-300-024	9090 SPENCER	09/21/23	$278,000	WD	03-AL	$278,000	$102,300	36.80	$230,059	$106,899	$55,600	0.55	0.55	$101,091	$2.32	47010		BRIGHTON SD
4712-29-400-063	4851 STUHRBERG	08/05/22	$292,500	WD	03-AL	$292,500	$119,400	40.82	$309,221	$47,464	$58,500	0.67	0.67	$87,313	$2.00	47010		BRIGHTON SD
		Totals:	**$2,486,700**			**$2,486,700**	**$932,400**		**$2,242,377**	**$811,625**	**$497,340**	**6.75**	**6.75**					

Average
per SqFt=> **$1.69**

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	Dollars/SF Allocation	ECF Area	Other Parcels in Sale	Land Table
4712-20-300-016	9296 HILTON	04/15/22	$325,000	WD	03-AL	$325,000	$101,400	31.20	$267,058	$114,722	$65,000	0.50	0.50	$130,000	$2.98	47010		BRIGHTON SD
4712-29-200-051	4268 LARCHMOOR	01/05/24	$360,000	WD	03-AL	$360,000	$176,900	49.14	$361,131	$56,738	$72,000	0.53	0.53	$137,143	$3.15	47010		BRIGHTON SD
4712-29-300-027	9935 LOCH LOMOND	08/31/23	$315,000	WD	03-AL	$315,000	$128,600	40.83	$293,721	$75,597	$63,000	0.42	0.42	$150,000	$3.44	47010		BRIGHTON SD
4712-29-400-040	4619 CULVER	09/02/22	$325,000	WD	03-AL	$325,000	$137,300	42.25	$320,543	$49,532	$65,000	0.49	0.49	$132,653	$3.05	47010		BRIGHTON SD

NOTES:

Avg Price/SF is $1.69.
$1.69 x 43,560 = $73,616 site value. Used as basis for calculating each Price/SF category.
Set each category proportionally in order to calculate proper site price.

SQ FT	SITE PRICE	PRICE/SF
5,000	$40,000	$8.00
7,500	$47,500	$6.33
10,000	$50,000	$5.00
12,500	$50,000	$4.00
15,000	$53,000	$3.53
20,000	$55,000	$2.75
25,000	$60,000	$2.40
30,000	$65,000	$2.17
40,000	$70,000	$1.75
50,000	$75,000	$1.50
60,000	$75,000	$1.25

BASED ON 20% LAND ALLOCATION

2025 LAND ANALYSIS
ACREAGE (2 ACRES - 4 ACRES)

47010
47060
47070

2 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Land Table
4712-08-400-007	9840 HYNE	08/14/23	$349,000	WD	03-AL	$349,000	$110,300	31.60	$275,605	$153,595	$69,800	2.25	2.25	$31,064	47060	HARTLAND SD
4712-10-300-028	11330 STONEWOOD	05/25/22	$649,900	WD	03-AL	$649,900	$265,600	40.87	$654,892	$88,508	$129,980	2.35	2.35	$55,311	47060	HARTLAND SD
4712-10-300-060	1902 CORLETT	09/15/23	$490,000	WD	03-AL	$490,000	$162,600	33.18	$429,032	$139,618	$98,000	2.12	2.12	$46,336	47060	HARTLAND SD
4712-18-400-004	2500 HUNTER	11/09/22	$248,000	WD	03-AL	$248,000	$94,000	37.90	$263,961	$62,539	$49,600	2.00	2.00	$24,800	47010	BRIGHTON SD
4712-20-100-030	3011 HUNTER	02/20/24	$370,000	WD	03-AL	$370,000	$124,300	33.59	$325,180	$124,820	$74,000	2.20	2.20	$33,636	47010	BRIGHTON SD
4712-27-400-021	4646 BLOSSOM	08/30/22	$525,000	WD	03-AL	$525,000	$188,200	35.85	$535,023	$72,777	$105,000	2.28	2.28	$46,053	47010	BRIGHTON SD
		Totals:	**$2,631,900**			**$2,631,900**	**$945,000**		**$2,483,693**	**$641,857**	**$526,380**	**13.19**	**13.19**			
												Average per Net Acre=>	**39,901.46**			

NOTES: Set premium values proportional to standard values, on average 12.5% greater than standard values

STANDARD	**2.0 ACRE PARCEL = $80,000**
PREMIUM	**2.0 ACRE PARCEL = $90,000**

2.5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Land Table
4712-02-100-037	12330 WILL MILL	11/30/22	$375,000	WD	03-AL	$375,000	$209,300	55.81	$497,363	($26,263)	$75,000	2.61	2.61	$28,736	47060	HARTLAND SD
4712-02-101-002	220 MOON RIDGE	05/02/22	$523,000	WD	03-AL	$523,000	$233,100	44.57	$586,611	$21,789	$104,600	2.60	2.60	$40,231	47060	HARTLAND SD
4712-07-200-044	1022 HUNTER	04/03/23	$465,000	WD	03-AL	$465,000	$214,100	46.04	$486,549	$58,551	$93,000	2.50	2.50	$37,170	47060	HARTLAND SD
4712-07-400-050	1928 ODYSSEY	11/28/22	$425,000	WD	03-AL	$425,000	$154,900	36.45	$413,977	$94,373	$85,000	2.51	2.51	$33,932	47070	HOWELL SD
4712-08-400-007	9840 HYNE	08/14/23	$349,000	WD	03-AL	$349,000	$110,300	31.60	$275,605	$153,595	$69,800	2.25	2.25	$31,064	47060	HARTLAND SD
4712-09-100-037	10418 DEERHAVEN	06/29/23	$240,000	WD	03-AL	$240,000	$119,700	49.88	$292,122	$30,378	$48,000	2.52	2.52	$19,048	47060	HARTLAND SD
4712-09-100-037	10418 DEERHAVEN	02/28/24	$375,000	WD	03-AL	$375,000	$119,700	31.92	$292,122	$165,378	$75,000	2.52	2.52	$29,762	47060	HARTLAND SD
4712-10-100-029	11178 DOVES MEADOW	03/31/23	$605,000	WD	03-AL	$605,000	$243,900	40.31	$641,620	$49,740	$121,000	2.84	2.84	$42,606	47060	HARTLAND SD
4712-10-200-023	11641 HYNE	02/21/24	$185,000	WD	03-AL	$185,000	$50,100	27.08	$139,493	$170,979	$37,000	3.60	3.60	$10,278	47060	HARTLAND SD
4712-10-300-028	11330 STONEWOOD	05/25/22	$649,900	WD	03-AL	$649,900	$265,600	40.87	$654,892	$88,508	$129,980	2.35	2.35	$55,311	47060	HARTLAND SD
4712-23-200-011	3180 KENSINGTON	12/05/22	$288,500	WD	03-AL	$288,500	$111,500	38.65	$356,575	$17,045	$57,700	2.76	2.76	$20,906	47010	BRIGHTON SD
4712-25-200-020	4424 LABADIE	05/23/22	$390,000	WD	03-AL	$390,000	$134,600	34.51	$365,816	$133,089	$78,000	2.60	2.60	$30,000	47010	BRIGHTON SD
4712-25-400-031	4586 LABADIE	11/10/22	$825,000	WD	03-AL	$825,000	$321,100	38.92	$833,233	$102,167	$165,000	2.77	2.77	$59,567	47010	BRIGHTON SD
4712-27-400-021	4646 BLOSSOM	08/30/22	$525,000	WD	03-AL	$525,000	$188,200	35.85	$535,023	$72,777	$105,000	2.28	2.28	$46,053	47010	BRIGHTON SD
		Totals:	**$6,220,400**			**$6,220,400**	**$2,476,100**		**$6,371,001**	**$1,132,106**	**$1,244,080**	**36.70**	**36.70**			
												Average per Net Acre=>	**33,894.94**			

STANDARD	**2.5 ACRE PARCEL = $85,000**
PREMIUM	**2.5 ACRE PARCEL = $95,000**

BASED ON 20% LAND ALLOCATION

2025 LAND ANALYSIS
ACREAGE (2 ACRES - 4 ACRES)

47010
47060
47070

3.0 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Land Table
4712-02-100-037	12330 WILL MILL	11/30/22	$375,000	WD	03-AL	$375,000	$209,300	55.81	$497,363	($26,263)	$75,000	2.61	2.61	$28,736	47060	HARTLAND SD
4712-02-101-002	220 MOON RIDGE	05/02/22	$523,000	WD	03-AL	$523,000	$233,100	44.57	$586,611	$21,789	$104,600	2.60	2.60	$40,231	47060	HARTLAND SD
4712-06-300-034	621 PEACEFUL	12/05/22	$595,000	WD	03-AL	$595,000	$223,400	37.55	$603,404	$78,696	$119,000	3.01	3.01	$39,535	47070	HOWELL SD
4712-07-300-003	1623 CLARK LAKE	12/29/22	$436,000	WD	03-AL	$436,000	$156,600	35.92	$457,255	$113,745	$87,200	3.30	3.30	$26,424	47070	HOWELL SD
4712-07-400-050	1928 ODYSSEY	11/28/22	$425,000	WD	03-AL	$425,000	$154,900	36.45	$413,977	$94,373	$85,000	2.51	2.51	$33,932	47070	HOWELL SD
4712-09-100-037	10418 DEERHAVEN	06/29/23	$240,000	WD	03-AL	$240,000	$119,700	49.88	$292,122	$30,378	$48,000	2.52	2.52	$19,048	47060	HARTLAND SD
4712-09-100-037	10418 DEERHAVEN	02/28/24	$375,000	WD	03-AL	$375,000	$119,700	31.92	$292,122	$165,378	$75,000	2.52	2.52	$29,762	47060	HARTLAND SD
4712-23-200-011	3180 KENSINGTON	12/05/22	$288,500	WD	03-AL	$288,500	$111,500	38.65	$356,575	$17,045	$57,700	2.76	2.76	$20,906	47010	BRIGHTON SD
4712-25-200-020	4424 LABADIE	05/23/22	$390,000	WD	03-AL	$390,000	$134,600	34.51	$365,816	$133,089	$78,000	2.60	2.60	$30,000	47010	BRIGHTON SD
4712-27-100-038	11455 NARIN	10/06/22	$490,000	WD	03-AL	$490,000	$189,700	38.71	$477,580	$130,525	$98,000	3.27	3.27	$29,969	47010	BRIGHTON SD
4712-27-400-017	4529 S PLEASANT VALLEY	04/28/23	$435,500	WD	03-AL	$435,500	$189,400	43.49	$457,274	$67,726	$87,100	3.68	3.68	$23,668	47010	BRIGHTON SD
		Totals:	**$4,573,000**			**$4,573,000**	**$1,841,900**		**$4,800,099**	**$826,481**	**$914,600**	**31.38**	**31.38**			

Average
per Net Acre=> 29,150.60

STANDARD **3.0 ACRE PARCEL = $87,000**
PREMIUM **3.0 ACRE PARCEL = $100,000**

OUTLIERS

4712-10-100-029	11178 DOVES MEADOW	03/31/23	$605,000	WD	03-AL	$605,000	$243,900	40.31	$641,620	$49,740	$121,000	2.84	2.84	$42,606	47060	HARTLAND SD
4712-25-400-031	4586 LABADIE	11/10/22	$825,000	WD	03-AL	$825,000	$321,100	38.92	$833,233	$102,167	$165,000	2.77	2.77	$59,567	47010	BRIGHTON SD

4.0 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Land Table
4712-06-300-036	659 PEACEFUL	05/05/23	$553,500	WD	03-AL	$553,500	$298,200	53.88	$725,832	($75,332)	$110,700	4.00	4.00	$27,675	47070	HOWELL SD
4712-07-300-003	1623 CLARK LAKE	12/29/22	$436,000	WD	03-AL	$436,000	$156,600	35.92	$457,255	$113,745	$87,200	3.30	3.30	$26,424	47070	HOWELL SD
4712-16-100-014	10060 COVINGTON	11/16/23	$575,000	WD	03-AL	$575,000	$262,400	45.63	$684,782	($13,382)	$115,000	4.30	4.30	$26,744	47060	HARTLAND SD
4712-17-100-018	2035 HUNTER	09/21/22	$380,000	WD	03-AL	$380,000	$147,700	38.87	$367,564	$107,736	$76,000	4.00	4.00	$19,000	47010	BRIGHTON SD
4712-22-400-027	3700 S PLEASANT VALLEY	09/01/23	$400,000	WD	03-AL	$400,000	$167,500	41.88	$391,970	$104,430	$80,000	4.97	4.97	$16,097	47010	BRIGHTON SD
4712-27-100-038	11455 NARIN	10/06/22	$490,000	WD	03-AL	$490,000	$189,700	38.71	$477,580	$130,525	$98,000	3.27	3.27	$29,969	47010	BRIGHTON SD
4712-27-400-017	4529 S PLEASANT VALLEY	04/28/23	$435,500	WD	03-AL	$435,500	$189,400	43.49	$457,274	$67,726	$87,100	3.68	3.68	$23,668	47010	BRIGHTON SD
		Totals:	**$3,270,000**			**$3,270,000**	**$1,411,500**		**$3,562,257**	**$435,448**	**$654,000**	**27.52**	**27.52**			

Average
per Net Acre=> 23,764.53

STANDARD **4.0 ACRE PARCEL = $97,000**
PREMIUM **4.0 ACRE PARCEL = $110,000**

OUTLIERS

4712-02-400-006	780 S PLEASANT VALLEY	11/04/22	$305,000	WD	03-AL	$305,000	$122,900	40.30	$316,942	$75,308	$61,000	4.00	4.00	$15,250	47060	HARTLAND SD
4712-10-200-023	11641 HYNE	02/21/24	$185,000	WD	03-AL	$185,000	$50,100	27.08	$139,493	$170,979	$37,000	3.60	3.60	$10,278	47060	HARTLAND SD

BASED ON 20% LAND ALLOCATION

2025 LAND ANALYSIS
ACREAGE (5-7 ACRES)

47010
47060
47070

5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Land Table
4712-02-100-032	12438 WILL MILL	04/20/23	$540,000	WD	03-AL	$540,000	$217,300	40.24	$562,131	$97,869	$108,000	5.00	5.00	$21,600	47060	HARTLAND SD
4712-06-200-025	8750 NORWEGIAN WOOD	08/03/23	$525,000	WD	03-AL	$525,000	$163,800	31.20	$434,765	$195,235	$105,000	5.10	5.10	$20,588	47060	HARTLAND SD
4712-09-200-015	1171 WATERSIDE	01/17/23	$459,900	WD	03-AL	$459,900	$181,000	39.36	$494,418	$71,082	$91,980	5.06	5.06	$18,178	47060	HARTLAND SD
4712-11-100-027	997 HEMPHILL	03/04/24	$650,000	WD	03-AL	$650,000	$324,300	49.89	$723,550	$31,460	$130,000	5.00	5.00	$25,995	11-20	HARTLAND SD
4712-15-100-010	2190 CORLETT	06/21/22	$356,000	WD	03-AL	$356,000	$128,600	36.12	$341,997	$118,043	$71,200	5.00	5.00	$14,240	47010	BRIGHTON SD
4712-16-100-014	10060 COVINGTON	11/16/23	$575,000	WD	03-AL	$575,000	$262,400	45.63	$684,782	($13,382)	$115,000	4.30	4.30	$26,744	47060	HARTLAND SD
4712-22-400-027	3700 S PLEASANT VALLEY	09/01/23	$400,000	WD	03-AL	$400,000	$167,500	41.88	$391,970	$104,430	$80,000	4.97	4.97	$16,097	47010	BRIGHTON SD
4712-23-200-028	3175 KENSINGTON	07/11/22	$625,000	WD	03-AL	$625,000	$246,100	39.38	$719,741	$9,299	$125,000	5.03	5.03	$24,851	47010	BRIGHTON SD
4712-26-100-004	2821 INDEPENDENCE	08/03/22	$523,000	WD	03-AL	$523,000	$183,600	35.11	$491,254	$169,746	$104,600	5.00	5.00	$20,920	47010	BRIGHTON SD
4712-27-100-026	4463 VIA CORTA	10/28/22	$650,000	WD	03-AL	$650,000	$262,200	40.34	$717,500	$40,800	$130,000	5.33	5.33	$24,390	47010	BRIGHTON SD
		Totals:	**$5,303,900**			**$5,303,900**	**$2,136,800**		**$5,562,108**	**$824,582**	**$1,060,780**	**49.79**	**49.79**			
												Average per Net Acre=>	**21,304.65**			

NOTES: Set premium values proportional to standard values, on average 12.5% greater than standard values

STANDARD **5 ACRE PARCEL = $105,000**
PREMIUM **5 ACRE PARCEL = $120,000**

OUTLIERS

4712-11-100-029	1094 HEMPHILL	08/22/23	$1,000,000	WD	03-AL	$1,000,000	$439,600	43.96	$1,056,118	$49,092	$200,000	5.02	5.02	$39,833	11-20	HARTLAND SD
4712-28-300-007	10232 SPENCER	04/28/23	$390,000	WD	03-AL	$390,000	$187,100	47.97	$479,679	($2,785)	$78,000	6.00	6.00	$13,000	47010	BRIGHTON SD

7 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Land Table
4712-26-200-020	12520 BUNO	08/02/22	$680,000	WD	03-AL	$680,000	$246,900	36.31	$688,062	$115,238	$136,000	7.00	7.00	$19,429	47010	BRIGHTON SD
4712-27-100-026	4463 VIA CORTA	10/28/22	$650,000	WD	03-AL	$650,000	$262,200	40.34	$717,500	$40,800	$130,000	5.33	5.33	$24,390	47010	BRIGHTON SD
4712-28-300-007	10232 SPENCER	04/28/23	$390,000	WD	03-AL	$390,000	$187,100	47.97	$479,679	($2,785)	$78,000	6.00	6.00	$13,000	47010	BRIGHTON SD
		Totals:	**$1,720,000**			**$1,720,000**	**$696,200**		**$1,885,241**	**$153,253**	**$344,000**	**18.33**	**18.33**			
												Average per Net Acre=>	**18,767.05**			

STANDARD **7 ACRE PARCEL = $125,000**
PREMIUM **7 ACRE PARCEL = $140,000**

OUTLIER

4712-08-400-044	1825 REYNOLDS	07/27/23	$1,200,000	WD	03-AL	$1,200,000	$441,100	36.76	$1,234,992	$145,728	$240,000	8.06	8.06	$29,777	47060	HARTLAND SD

BASED ON 20% LAND ALLOCATION

2025 LAND ANALYSIS
ACREAGE (10 OR MORE ACRES)

47010
47060
47070

10 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Other Parcels in Sale	Land Table
4712-06-200-021	8732 SPRING VALLEY	11/18/22	$621,000	WD	03-AL	$621,000	$384,700	61.95	$750,911	($18,667)	$124,200	10.66	10.66	$11,651	47060		HARTLAND SD
4712-07-400-008	HEATHERSETT	01/24/24	$150,000	WD	03-AL	$150,000	$73,500	49.00	$156,100	$150,000	$150,000	11.20	11.20	$13,393	47060		HARTLAND SD
4712-08-300-025	1838 HAVENSHIRE	01/20/23	$800,000	WD	03-AL	$800,000	$350,400	43.80	$932,208	$3,812	$160,000	10.20	10.20	$15,686	47060		HARTLAND SD
4712-25-100-012	13305 SPENCER	12/28/22	$511,000	WD	03-AL	$511,000	$198,500	38.85	$468,812	$196,788	$102,200	10.21	10.21	$10,010	47010		BRIGHTON SD
4712-25-200-030	13830 BUNO	12/29/23	$160,000	WD	03-AL	$160,000	$74,000	46.25	$153,300	$160,000	$160,000	10.08	10.08	$15,873	47010		BRIGHTON SD
4712-25-200-035	13520 BUNO	05/23/23	$635,000	WD	03-AL	$635,000	$250,500	39.45	$741,473	$46,127	$127,000	10.01	10.01	$12,687	47010		BRIGHTON SD
4712-25-300-004	13250 SPENCER	10/28/22	$699,000	WD	03-AL	$699,000	$234,300	33.52	$570,736	$281,364	$139,800	10.06	10.06	$13,897	47010		BRIGHTON SD
4712-26-200-020	12520 BUNO	08/02/22	$680,000	WD	03-AL	$680,000	$246,900	36.31	$688,062	$115,238	$136,000	7.00	7.00	$19,429	47010		BRIGHTON SD
		Totals:	**$4,256,000**			**$4,256,000**	**$1,812,800**		**$4,461,602**	**$934,662**	**$1,099,200**	**79.42**	**79.42**				
												Average per Net Acre=>	**13,840.34**				

NOTES: Used $15,500/AC for 10 acre parcels, supported by VL sale 25-200-030
Set premium values proportional to standard values, on average 12.5% greater than standard values

STANDARD	**10 ACRE PARCEL = $155,000**
PREMIUM	**10 ACRE PARCEL = $170,000**

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Other Parcels in Sale	Land Table
4712-10-400-007	11450 HYNE	02/27/24	$480,000	WD	03-AL	$480,000	$174,700	36.40	$440,887	$191,613	$96,000	10.00	10.00	$9,600	47060		HARTLAND SD

GREATER THAN 10 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	20% Land Allocation	Net Acres	Total Acres	Dollars/Acre Alloc	ECF Area	Other Parcels in Sale	Land Table
4712-07-400-008	HEATHERSETT	01/24/24	$150,000	WD	03-AL	$150,000	$73,500	49.00	$156,100	$150,000	$150,000	11.20	11.20	$13,393	47060		HARTLAND SD
4712-11-100-026	889 HEMPHILL	07/03/23	$825,000	WD	03-AL	$825,000	$359,700	43.60	$795,587	$240,497	$165,000	15.68	15.68	$10,526	11-20		HARTLAND SD
4712-16-100-008	10493 SPRING	04/14/22	$110,000	WD	03-AL	$110,000	$41,100	37.36	$108,010	$110,000	$110,000	13.08	13.08	$8,410	47060		HARTLAND SD
		Totals:	**$1,085,000**			**$1,085,000**	**$474,300**		**$1,059,697**	**$500,497**	**$425,000**	**39.96**	**39.96**				
												Average per Net Acre=>	**10,636.70**				

NOTE: Set 15 acre and larger lots proportionally to 10 acres, adjusting for size, d/t lack of sales data
Used decreasing multipliers between size categories to proportionally decrease price/acre as parcels get bigger.

ACREAGE	MULTIPLIER USED
15 TO 20	1.20
20 TO 25	1.18
25 TO 30	1.15
30 TO 40	1.25
40 TO 50	1.20
50 TO 100	1.55

STANDARD RATES		PREMIUM RATES	
	15 ACRE PARCEL = $190,000		**15 ACRE PARCEL = $205,000**
	20 ACRE PARCEL = $227,000		**20 ACRE PARCEL = $250,000**
	25 ACRE PARCEL = $267,000		**25 ACRE PARCEL = $300,000**
	30 ACRE PARCEL = $307,000		**30 ACRE PARCEL = $350,000**
	40 ACRE PARCEL = $382,000		**40 ACRE PARCEL = $425,000**
	50 ACRE PARCEL = $457,000		**50 ACRE PARCEL = $550,000**
	100 ACRE PARCEL = $710,00		**100 ACRE PARCEL = $800,000**