

LAND TABLE: 00535 E & W Holt - Metes & Bounds

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Add. when Sold	Acq. Adj. Sale	Cur. Appraisal	Land Fed Value	Effect From	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	Eft Area	Area/Ft/acre	Inst/Ft/acre	Actual Front	Zoneing	Rate Group 1
33-25-05-01-300-012	3835 SANDHILL ROAD	09/29/23	WD	03-ARMS LENGTH	\$420,000	\$137,300	\$2,69	\$689,731	\$177,117	\$66,888	275.5	650.0	2.58	2.58	\$443	\$68,783	\$158	164.25	00531	2023-07-1551	E & W HOLT METES & BOUNDS	PD-2	RES BATES
33-25-05-01-300-013	3848 SANDHILL ROAD	09/15/24	WD	03-ARMS LENGTH	\$525,000	\$139,600	28.50	\$664,603	\$202,165	\$46,848	275.5	650.0	2.57	2.57	\$734	\$78,633	\$181	164.25	00540	2024-005402	E & W HOLT METES & BOUNDS	PD-2	RES BATES
33-25-05-07-301-006	6475 BISHOP ROAD	09/10/22	WD	03-ARMS LENGTH	\$141,926	\$68,000	47.91	\$152,112	\$18,000	\$18,000	119.1	525.4	1.01	1.01	\$65	\$7,694	\$0.18	79.00	00531	2022-03-7925	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-07-301-008	6429 BISHOP ROAD	06/30/22	WD	03-ARMS LENGTH	\$171,000	\$47,700	25.56	\$86,462	\$107,528	\$18,000	119.1	525.4	1.01	1.01	\$861	\$101,222	\$232	79.00	00540	2022-02-6982	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-07-301-009	6423 BISHOP ROAD	09/22/22	WD	03-ARMS LENGTH	\$110,000	\$58,800	48.91	\$119,817	\$58,183	\$18,000	119.1	525.4	1.01	1.01	\$69	\$8,078	\$0.19	79.00	00531	2022-03-9549	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-11-426-011	4203 DELL ROAD	09/22/22	WD	03-ARMS LENGTH	\$177,000	\$58,300	33.90	\$130,187	\$58,882	\$18,000	102.3	457.0	0.55	0.55	\$587	\$108,642	\$249	120.00	00540	2022-03-5352	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-11-426-012	2727 PINE TREE ROAD	04/14/22	WD	03-ARMS LENGTH	\$350,000	\$100,600	40.24	\$249,391	\$63,091	\$30,082	192.3	231.0	1.00	1.00	\$328	\$69,091	\$145	165.00	00540	2022-01-6466	E & W HOLT METES & BOUNDS	A-1	<AC-R-1-C1-D IE
33-25-05-11-426-013	2711 PINE TREE ROAD	07/28/22	WD	03-ARMS LENGTH	\$287,000	\$100,200	37.00	\$211,400	\$100,310	\$24,750	165.0	231.0	1.00	1.00	\$608	\$100,310	\$230	165.00	00540	2022-02-9770	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-11-426-015	2667 PINE TREE ROAD	03/28/23	LC	03-ARMS LENGTH	\$149,442	\$55,800	37.44	\$149,421	\$48,021	\$48,021	80.0	231.0	0.48	0.48	\$600	\$99,217	\$228	80.00	00540	2022-01-8358	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-11-374-004	3804 HOLT ROAD	05/17/22	WD	03-ARMS LENGTH	\$24,500	\$10,200	41.63	\$20,474	\$24,500	\$20,474	136.5	247.0	0.85	0.85	\$179	\$20,474	\$0.66	132.00	00540	2022-02-1549	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-11-371-007	2464 EFFERT ROAD	08/02/22	WD	03-ARMS LENGTH	\$130,000	\$36,100	41.63	\$127,136	\$75,884	\$18,000	100.8	376.8	0.75	0.75	\$753	\$101,422	\$233	75.50	00540	2022-02-9778	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-17-300-009	2193 GROVENBURG ROAD	09/09/22	WD	03-ARMS LENGTH	\$469,900	\$135,400	30.10	\$595,674	\$232,927	\$59,701	784.4	1279.5	10.02	10.02	\$385	\$22,348	\$0.51	334.08	00531	2022-04-1473	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-18-202-014	2440 GILBERT ROAD	07/18/22	WD	03-ARMS LENGTH	\$269,900	\$80,500	39.05	\$369,955	\$93,796	\$4,831	237.9	455.5	1.90	1.90	\$394	\$69,386	\$113	166.41	00531	2022-02-7962	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-18-251-011	2400 GILBERT ROAD	09/30/23	WD	03-ARMS LENGTH	\$100,000	\$80,500	80.50	\$165,493	\$131,714	\$79,207	391.0	1281.7	5.01	5.01	\$35	\$2,737	\$0.06	510.6	00531	2023-03-0304	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-19-200-002	6133 HOLT ROAD	01/13/23	WD	03-ARMS LENGTH	\$176,000	\$48,000	27.27	\$101,068	\$92,922	\$18,000	72.7	280.0	0.50	0.50	\$1,279	\$185,884	\$4.27	66.00	00600	2023-00-1352	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-19-200-003	6129 HOLT ROAD	07/01/22	WD	03-ARMS LENGTH	\$135,500	\$50,200	37.05	\$99,902	\$56,198	\$18,000	72.7	280.0	0.50	0.50	\$746	\$108,396	\$249	66.00	00531	2022-02-7580	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-19-200-027	1987 GROVENBURG ROAD	06/15/22	WD	03-ARMS LENGTH	\$340,000	\$105,000	43.75	\$207,474	\$50,526	\$18,000	107.4	217.0	0.93	0.93	\$470	\$54,212	\$124	110.85	00531	2022-02-9775	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-19-200-029	6031 HOLT ROAD	06/15/22	WD	03-ARMS LENGTH	\$360,000	\$107,400	28.83	\$312,495	\$171,869	\$24,100	160.7	233.0	1.04	1.04	\$1,068	\$165,884	\$381	160.00	00531	2022-04-1468	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-19-400-024	1693 GROVENBURG ROAD	11/18/22	WD	03-ARMS LENGTH	\$237,500	\$61,500	26.45	\$206,965	\$49,398	\$24,803	0.0	0.0	0.0	0.0	#DIV/0!	\$49,398	\$113	792.00	00531	2022-04-1332	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-20-200-003	5717 HOLT ROAD	09/13/23	WD	03-ARMS LENGTH	\$58,000	\$14,600	25.17	\$29,772	\$52,721	\$24,493	163.3	229.0	0.98	0.98	\$323	\$53,687	\$123	164.00	00531	2023-00-1601	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-20-200-009	1755 ONONDAGA ROAD	09/09/22	WD	03-ARMS LENGTH	\$350,000	\$104,400	29.83	\$206,728	\$197,190	\$53,912	496.1	766.8	5.00	5.00	\$397	\$39,438	\$0.91	272.30	00531	2022-03-4083	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-20-400-003	1737 ONONDAGA ROAD	02/17/23	WD	03-ARMS LENGTH	\$189,900	\$66,100	34.81	\$141,831	\$67,241	\$18,173	121.2	217.0	0.72	0.72	\$547	\$92,386	\$212	125.00	00531	2023-00-7995	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-21-351-004	1600 ONONDAGA ROAD	12/15/22	WD	03-ARMS LENGTH	\$385,000	\$115,500	40.53	\$257,731	\$67,000	\$39,723	238.4	505.8	2.04	2.04	\$381	\$32,828	\$0.75	165.00	00531	2023-00-0095	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-21-400-011	1725 EFFERT ROAD	04/01/22	WD	03-ARMS LENGTH	\$272,000	\$81,000	29.78	\$161,719	\$34,846	\$24,565	163.8	242.0	1.01	1.01	\$923	\$13,571	\$306	160.00	00531	2022-01-4531	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-27-000-010	1332 EFFERT ROAD	11/02/22	WD	03-ARMS LENGTH	\$380,000	\$177,600	46.74	\$430,328	\$56,091	\$106,419	721.5	1123.3	10.00	10.00	\$78	\$5,607	\$0.13	282.00	00540	2022-03-9432	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-27-200-016	4662 HARPER ROAD	10/10/23	WD	03-ARMS LENGTH	\$700,000	\$266,400	40.91	\$601,739	\$226,799	\$122,528	1,238.3	1,103.1	17.90	17.90	\$128	\$12,334	\$0.28	413.33	00531	2023-04-0206	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-27-300-002	12752 HARPER ROAD	12/15/22	WD	03-ARMS LENGTH	\$198,000	\$86,700	43.79	\$195,608	\$35,994	\$33,602	234.3	317.0	1.61	1.61	\$154	\$22,398	\$0.51	200.00	00540	2022-04-9632	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-28-300-001	1164 ONONDAGA ROAD	09/13/23	WD	03-ARMS LENGTH	\$295,000	\$154,500	45.59	\$277,660	\$119,219	\$101,879	700.7	1285.7	10.00	10.00	\$170	\$11,927	\$0.27	299.00	00600	2022-02-1412	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-29-201-004	5681 MCCUE ROAD	05/18/22	WD	03-ARMS LENGTH	\$140,800	\$87,900	62.00	\$53,687	\$140,800	\$33,687	537.9	613.8	4.90	4.90	\$462	\$28,735	\$0.66	330.00	00600	2022-02-1412	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-29-201-004	5681 MCCUE ROAD	09/16/22	LC	03-ARMS LENGTH	\$360,000	\$87,300	33.58	\$191,767	\$122,420	\$53,860	537.9	613.8	4.90	4.90	\$728	\$24,984	\$0.57	330.00	00600	2022-03-4628	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-29-400-010	5594 HARPER ROAD	12/28/23	WD	03-ARMS LENGTH	\$385,000	\$93,600	32.84	\$196,334	\$137,110	\$48,444	295.4	622.1	2.71	2.71	\$464	\$50,650	\$1.16	160.00	00531	2024-00-0084	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-30-200-007	1367 GROVENBURG ROAD	02/27/23	WD	03-ARMS LENGTH	\$242,000	\$23,000	9.50	\$169,325	\$95,126	\$22,451	149.7	297.0	1.00	1.00	\$636	\$95,126	\$218	132.00	00531	2023-01-0561	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-30-200-012	1283 GROVENBURG ROAD	09/15/23	WD	03-ARMS LENGTH	\$242,500	\$96,800	39.92	\$202,968	\$89,697	\$50,160	449.0	297.0	3.00	3.00	\$200	\$29,899	\$0.69	396.00	00531	2023-03-9868	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-30-301-004	1206 WAVERLY ROAD	08/29/22	WD	03-ARMS LENGTH	\$385,000	\$152,300	32.55	\$340,958	\$130,140	\$30,305	226.3	303.7	1.53	1.53	\$575	\$85,282	\$1.96	197.38	30498	2023-03-1332	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-31-276-013	845 GROVENBURG ROAD	07/13/22	WD	03-ARMS LENGTH	\$392,000	\$115,800	32.90	\$229,136	\$159,656	\$34,972	234.6	467.0	1.89	1.89	\$672	\$83,240	\$1.91	165.00	00531	2022-02-7076	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-32-100-036	5975 HARPER ROAD	06/23/23	WD	03-ARMS LENGTH	\$185,000	\$64,000	34.59	\$127,988	\$71,555	\$33,608	157.4	226.0	0.95	0.95	\$455	\$75,242	\$1.73	160.00	00531	2023-03-1260	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-32-100-038	916 GROVENBURG ROAD	08/10/22	WD	03-ARMS LENGTH	\$185,000	\$64,000	34.59	\$127,988	\$71,555	\$33,608	157.4	226.0	0.95	0.95	\$455	\$75,242	\$1.73	160.00	00531	2023-03-1169	E & W HOLT METES & BOUNDS	A-1	RES BATES
33-25-05-32-251-007	5747 HARPER ROAD	09/08/23	WD	03-ARMS LENGTH	\$432,500	\$185,500	42.89	\$425,444	\$130,473	\$123,421	734.5	1979.3	17.21	17.21	\$178	\$7,581	\$0.17	172.07	00531	2023-03-7950	E & W HOLT METES & BOUNDS	A-1	RES BATES

A-1 ZONE:

FF Rate: \$40 Average Rate: \$31,000

FF Rate: \$71 Average Rate: \$37,751,700

FF Rate: \$141 Average Rate: \$3,989,368

FF Rate: \$414 Average Rate: \$3,751,700

LAND TABLE: 00536 - AGRICULTURAL PROPERTY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Add. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	Rate Group 1
33-25-05-18-401-002	HOLT ROAD	05/09/22	WD	03-ARM'S LENGTH	\$144,000	\$17,000	11.81	\$34,095	\$144,000	\$34,095	627.0	891.0	14.00	14.00	\$30	\$10,286	\$0.24	627.00	00531	2022-020124	AGRICULTURAL PROPERTY	<AC RES ZONED
33-25-05-20-450-006	KRANTZ ROAD	08/09/23	WD	03-ARM'S LENGTH	\$420,000	\$120,300	28.64	\$240,552	\$420,000	\$240,552	1,792.3	0.0	41.45	41.45	\$334	\$10,133	\$0.23	1,792.31	00531	2023-038207	AGRICULTURAL PROPERTY	<AC RES ZONED
33-25-05-32-251-006	5681 HARPER ROAD	08/11/23	WD	03-ARM'S LENGTH	\$299,000	\$115,200	38.53	\$230,402	\$297,409	\$228,811	680.1	2,495.7	39.10	39.10	\$437	\$7,606	\$0.17	1,801.07	00531	2023-035452	AGRICULTURAL PROPERTY	<AC RES ZONED
33-25-05-36-100-003	3825 W HARPER ROAD	10/21/22	WD	03-ARM'S LENGTH	\$425,000	\$167,600	39.44	\$345,084	\$292,130	\$212,214	660.0	2,475.3	37.51	37.51	\$443	\$7,789	\$0.18	577.50	00550	2022-038524	AGRICULTURAL PROPERTY	<AC RES ZONED
Totals:					\$1,288,000	\$420,100		\$850,133	\$1,153,539	\$715,672	3,759.4		132.06	132.06	8,735.29	\$10,200	\$0.20					
					Sale Ratio =>	32.62							Average	per FF=>			per SqFt=>					
					Sld. Dev. =>	12.83							Average	per Net Acre=>	8,735.29		per SqFt=>					

2025 RATES:

- TILLABLE \$7,500
- AUXILIARY \$4,000
- GOOD WOODS \$4,000
- FAIR WOODS \$4,000
- PASTURE \$4,000
- LOW/WET \$2,000

LAND TABLE: 00550 - MASON METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Add. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	Rate Group 1
33-25-05-25-101-014	1480 N CEDAR ROAD	09/28/24	WD	03-ARM'S LENGTH	\$130,000	\$4,500	34.23	\$90,911	\$70,433	\$90,934	72.8	116.7	0.22	0.22	\$969	\$320,196	\$7.35	96.33	00550	2024-008187	MASON - METES & BOUNDS	<AC RES ZONED
33-25-05-25-478-007	3538 W HARPER ROAD	09/30/22	WD	03-ARM'S LENGTH	\$250,000	\$99,400	39.76	\$219,471	\$58,489	\$72,960	139.8	135.0	0.51	0.51	\$418	\$114,014	\$2.62	144.24	00560	2022-036938	MASON - METES & BOUNDS	<AC RES ZONED
33-25-05-36-226-004	897 N CEDAR ROAD	07/13/22	WD	03-ARM'S LENGTH	\$231,000	\$84,700	36.67	\$169,315	\$88,544	\$26,859	134.3	200.0	0.57	0.57	\$659	\$155,613	\$3.57	123.80	00560	2022-027973	MASON - METES & BOUNDS	<AC RES ZONED
33-25-05-36-228-014	914 HOGSBACK ROAD	09/12/22	WD	03-ARM'S LENGTH	\$243,000	\$83,800	34.49	\$185,721	\$92,188	\$34,809	174.5	288.5	0.87	0.87	\$528	\$105,478	\$2.42	132.00	00560	2022-034384	MASON - METES & BOUNDS	<AC RES ZONED
33-25-05-36-228-029	864 HOGSBACK ROAD	05/24/23	WD	03-ARM'S LENGTH	\$119,000	\$99,800	83.87	\$152,784	\$13,754	\$47,338	139.8	137.8	0.60	0.60	\$98	\$23,116	\$0.53	133.33	00550	2023-028832	MASON - METES & BOUNDS	<AC RES ZONED
Totals:					\$973,000	\$412,200		\$818,102	\$323,098	\$168,200	651.2		2.77	2.77			Average					
					Sale Ratio =>	42.36							Average	per FF=>			per SqFt=>					
					Sld. Dev. =>	21.39							Average	per Net Acre=>	116,641.88		per SqFt=>	\$2.68				

NO CHANGE FOR 2025.

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Add. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	Rate Group 1
33-25-05-25-101-010	1381 N CEDAR ROAD	04/28/22	WD	03-ARM'S LENGTH	\$70,000	\$41,900	59.86	\$82,936	\$7,064	\$20,000	96.8	219.4	0.53	0.53	\$73	\$13,404	\$0.31	106.73	00550	2022-019476	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-25-200-005	1265 N COLLEGE ROAD	04/28/22	WD	03-ARM'S LENGTH	\$431,000	\$139,100	32.27	\$316,079	\$146,293	\$31,372	198.5	400.0	1.47	1.47	\$737	\$99,451	\$2.28	160.00	00550	2022-018826	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-25-453-003	1028 HOGSBACK ROAD	06/16/23	PTA	03-ARM'S LENGTH	\$200,000	\$73,800	36.95	\$155,714	\$76,476	\$32,190	0.0	0.0	1.01	1.01	#DIV/0!	\$75,569	\$1.73	186.96	00550		MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-27-100-004	4764 HARPER ROAD	12/08/23	CD	03-ARM'S LENGTH	\$161,200	\$80,600	50.00	\$185,562	\$44,268	\$68,630	171.6	175.7	1.00	1.00	\$258	\$44,268	\$1.02	208.71	00550	2023-044528	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-27-400-008	4595 HARPER ROAD	05/13/22	WD	03-ARM'S LENGTH	\$311,000	\$111,200	35.76	\$222,268	\$123,050	\$84,318	171.6	175.7	1.00	1.00	\$717	\$123,050	\$2.82	208.72	00550	2022-020393	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-29-400-010	4575 HARPER ROAD	11/18/22	WD	03-ARM'S LENGTH	\$220,000	\$107,800	33.72	\$254,773	\$115,972	\$46,745	343.2	175.7	2.00	2.00	\$338	\$57,986	\$1.33	417.44	00550	2023-028755	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-29-400-016	5506 HARPER ROAD	09/25/23	WD	03-ARM'S LENGTH	\$270,000	\$102,200	37.85	\$214,506	\$103,650	\$48,156	233.9	278.4	1.98	1.98	\$408	\$52,348	\$1.20	210.00	00550	2023-028755	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-33-100-001	994 ONONDAGA ROAD	12/08/22	WD	03-ARM'S LENGTH	\$212,000	\$74,900	35.33	\$181,698	\$77,168	\$46,866	156.2	237.4	1.03	1.03	\$494	\$75,066	\$1.72	157.00	00550	2022-042632	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-33-200-005	975 EIFERT ROAD	04/21/22	WD	03-ARM'S LENGTH	\$400,000	\$140,000	35.00	\$277,583	\$181,730	\$59,313	367.1	1,287.0	5.00	5.00	\$495	\$36,346	\$0.83	165.00	00550	2022-017522	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-33-426-007	663 N EIFERT ROAD	09/22/23	WD	03-ARM'S LENGTH	\$242,000	\$99,400	41.07	\$207,759	\$94,801	\$60,560	460.8	792.0	5.00	5.00	\$206	\$18,960	\$0.44	264.00	00550	2023-039911	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-33-476-003	607 N EIFERT ROAD	04/10/23	WD	03-ARM'S LENGTH	\$221,500	\$78,300	35.35	\$155,915	\$114,761	\$49,176	184.3	792.0	2.00	2.00	\$623	\$57,381	\$1.32	108.60	00550	2023-019972	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-33-476-011	5050 NICHOLS ROAD	08/15/23	WD	03-ARM'S LENGTH	\$180,000	\$95,400	53.00	\$119,938	\$28,183	\$47,621	603.4	231.0	3.88	3.88	\$47	\$7,264	\$0.17	640.20	00550	2023-036116	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-34-301-002	730 N EIFERT ROAD	06/24/22	WD	03-ARM'S LENGTH	\$415,000	\$198,700	47.88	\$392,577	\$81,143	\$58,720	460.8	792.0	5.00	5.00	\$176	\$16,229	\$0.37	264.00	00550	2022-025985	MASON - METES & BOUNDS	<ACRE AI ZONED
33-25-05-34-351-017	N EIFERT ROAD	05/05/23	WD	03-ARM'S LENGTH	\$8,000	\$4,900	61.25	\$9,805	\$8,000	\$9,805	94.3	231.0	0.61	0.61	\$85	\$13,201	\$0.30	100.00	00550	2023-025619	MASON - METES & BOUNDS	<ACRE AI ZONED
Totals:					\$3,441,700	\$1,348,400		\$2,852,613	\$1,202,559	\$613,472	3,562.3		31.50	31.50		Average	per SqFt=>	\$0.88				
					Sale Ratio =>	39.18							Average	per FF=>	\$613,472		per SqFt=>					
					Sld. Dev. =>	9.96							Average	per Net Acre=>	38,171.63		per SqFt=>					

AG ZONED - SUPP. DEV. OK

VALUES SUPPORT PREVIOUS LAND VALUE STUDIES

NO CHANGE FOR 2025.

2700- WATTS LANDING SITE CONDOS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	No. of Units	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table
33-25-05-02-477-004	4014 WATTS LANE	11/30/22	WD	03-ARM'S LENGTH	\$275,000	\$108,700	39.53	\$257,901	\$62,099	\$45,000	0.0	0.0	1.00	0.00	\$62,099	\$1.48	\$1.48	0.00	02700	2022-041515	WATTS LANDING CONDO
33-25-05-02-477-010	4038 WATTS LANE	04/15/22	WD	03-ARM'S LENGTH	\$307,000	\$137,900	44.92	\$273,241	\$65,759	\$32,000	0.0	0.0	1.00	0.00	\$65,759	\$1.51	\$1.51	0.00	02700	2022-017300	WATTS LANDING CONDO
33-25-05-02-477-012	4047 WATTS LANE	03/28/23	WD	03-ARM'S LENGTH	\$305,000	\$118,300	38.79	\$266,530	\$83,470	\$45,000	0.0	0.0	1.00	0.00	\$83,470	\$1.92	\$1.92	0.00	02700	2023-018425	WATTS LANDING CONDO
33-25-05-02-477-015	4093 WATTS LANE	12/11/23	WD	03-ARM'S LENGTH	\$280,000	\$146,700	52.39	\$312,250	\$17,750	\$50,000	0.0	0.0	1.00	0.00	\$17,750	\$0.41	\$0.41	0.00	02700	2023-044535	WATTS LANDING CONDO
Totals:					\$1,167,000	\$511,600	43.84	\$1,109,922	\$229,078	\$172,000	0.0	0.0	4.00	0.00	Average per FF=>	Average per Unit=>	Average per SqFt=>				
						Std. Dev. =>	6.28										\$1.31				

2024 VALUE \$50,000 PER SITE.
2025 STUDY SUPPORTS \$57,300/SITE, USE \$55,000.

11060 - CEDAR HEIGHTS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	No. of Units	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table	
33-25-05-11-351-011	6969 AURELIUS ROAD	09/02/22	WD	03-ARM'S LENGTH	\$189,000	\$76,400	40.42	\$179,591	\$30,870	\$21,401	75.0	109.5	0.19	0.19	0.19	\$412	\$469,333	\$9.75	75.00	11060	2022-035930	CEDAR HEIGHTS
33-25-05-11-351-022	2581 SCHIPPELL STREET	01/31/23	WD	03-ARM'S LENGTH	\$216,250	\$71,100	32.88	\$156,425	\$78,186	\$18,361	50.0	110.0	0.13	0.13	0.13	\$1,564	\$620,524	\$14.25	50.00	11060	2022-0304245	CEDAR HEIGHTS
33-25-05-11-355-029	2527 SCHIPPELL STREET	10/30/23	WD	03-ARM'S LENGTH	\$193,500	\$74,100	38.29	\$155,154	\$58,680	\$20,334	66.0	110.0	0.17	0.17	0.17	\$889	\$351,377	\$8.07	66.00	11060	2023-042069	CEDAR HEIGHTS
33-25-05-11-356-028	2523 KATE STREET	12/08/23	WD	03-ARM'S LENGTH	\$130,000	\$59,700	45.92	\$124,053	\$35,666	\$29,719	148.0	110.0	0.37	0.37	0.37	\$241	\$95,364	\$2.19	148.00	11060	2023-045879	CEDAR HEIGHTS
33-25-05-11-357-021	2541 SELMA STREET	04/12/23	WD	03-ARM'S LENGTH	\$129,900	\$35,800	27.56	\$70,181	\$77,781	\$18,062	48.0	109.0	0.12	0.12	0.12	\$1,620	\$648,175	\$14.88	48.00	11061	2023-020161	CEDAR HEIGHTS
33-25-05-11-358-009	4407 HARDING AVENUE	06/24/22	WD	03-ARM'S LENGTH	\$199,900	\$80,400	40.22	\$167,187	\$50,962	\$18,249	54.0	100.0	0.12	0.12	0.12	\$944	\$410,984	\$9.43	54.00	11061	2023-043299	CEDAR HEIGHTS
33-25-05-11-358-010	2520 SELMA STREET	11/20/23	WD	03-ARM'S LENGTH	\$163,000	\$64,800	39.75	\$137,140	\$43,920	\$18,060	48.0	109.0	0.12	0.12	0.12	\$915	\$366,000	\$8.40	48.00	11061	2023-043299	CEDAR HEIGHTS
33-25-05-11-358-025	2527 BERRY STREET	04/08/22	WD	03-ARM'S LENGTH	\$142,000	\$52,600	37.04	\$103,890	\$49,999	\$11,889	50.0	109.0	0.13	0.13	0.13	\$1,000	\$399,992	\$9.18	50.00	11061	2022-015528	CEDAR HEIGHTS
33-25-05-11-358-025	2527 BERRY STREET	05/26/23	WD	03-ARM'S LENGTH	\$151,000	\$57,500	38.08	\$120,130	\$49,176	\$18,906	50.0	109.0	0.13	0.13	0.13	\$984	\$393,408	\$9.03	50.00	11061	2023-026924	CEDAR HEIGHTS
33-25-05-11-359-024	4382 WILLOUGHBY ROAD	08/04/23	WD	03-ARM'S LENGTH	\$151,000	\$63,000	41.45	\$145,376	\$30,027	\$23,403	100.0	100.0	0.23	0.23	0.23	\$300	\$130,552	\$3.00	100.00	11061	2023-035112	CEDAR HEIGHTS
Totals:					\$1,666,550	\$635,400	38.13	\$1,359,067	\$505,267	\$197,784	689.0	100.0	1.70	1.70	Average per Net Acre=>	Average per SqFt=>	Average per SqFt=>					
						Std. Dev. =>	4.99										\$733					

2024 RATES \$6/5F.
NO CHANGE FOR 2025.

11150 - GLENS OF WILLOUGHBY CONDOS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table
33-25-05-11-377-001	2527 LIMERICK CIRCLE	08/12/22	WD	03-ARM'S LENGTH	\$219,900	\$103,300	46.98	\$210,014	\$46,886	\$37,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	11150	2022-031271	GLENS OF WILLOBY CONDO
33-25-05-11-377-030	2532 LIMERICK CIRCLE	07/06/22	WD	03-ARM'S LENGTH	\$220,000	\$99,200	45.09	\$202,127	\$54,873	\$37,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	11150	2022-027347	GLENS OF WILLOBY CONDO
33-25-05-11-377-091	2530 LIMERICK CIRCLE	09/30/22	WD	03-ARM'S LENGTH	\$224,131	\$94,600	42.21	\$223,022	\$38,109	\$37,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	11150	2022-037131	GLENS OF WILLOBY CONDO
Totals:					\$664,031	\$297,100	44.74	\$635,163	\$139,868	\$111,000	0.0	0.0	0.00	3.00	Average per FF=>	Average per Unit=>	Average per SqFt=>				
						Std. Dev. =>	2.40														

2024 RATE: \$45,000 PER UNIT
2025 STUDY SUPPORTS \$46,600/5F.
NO CHANGE FOR 2025.

LAND TABLE: 13025 - ASPEN GARDENS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Page	Land Table	
33-25-05-13-354-006	3995 SUNSHINE PEAK DRIVE	10/31/23	WD	03-ARM'S LENGTH	\$326,500	\$136,700	41.87	\$291,629	\$96,201	\$59,330	64.1	173.2	0.24	0.24	\$1,469	\$397,473	\$9.12	59.62	13025	2023-041854	ASPEN GARDENS	
33-25-05-13-354-025	3971 MOUNTAIN GLADE DRIVE	08/31/22	WD	03-ARM'S LENGTH	\$394,000	\$132,200	39.58	\$291,990	\$84,020	\$42,010	49.9	130.7	0.16	0.16	\$1,683	\$538,590	\$12.96	51.97	13025	2022-034445	ASPEN GARDENS	
Totals:					\$660,500	\$268,900	40.71	\$583,619	\$178,221	\$101,340	114.1	Average	0.39	0.39	Average	\$1,041	\$10.41	Average	\$10.41	453,488.55	\$10.41	

2024 RATE BASED ON FF

2025 STUDY SUPPORTS \$10/SF.

CHANGED TO SF RATE, USE \$7.00 FOR 2025.

LAND TABLE: 13035 - ASPEN SPRINGS CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Page	Land Table	
33-25-05-13-352-012	3933 SIERRA HEIGHTS	01/29/24	WD	03-ARM'S LENGTH	\$339,650	\$164,300	48.37	\$364,488	\$46,552	\$71,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13035	2024-002031	ASPEN SPRING CONDOS	
33-25-05-13-352-024	4031 SIERRA HEIGHTS	06/06/22	WD	03-ARM'S LENGTH	\$350,000	\$148,900	42.54	\$301,989	\$108,011	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13035	2022-023938	ASPEN SPRING CONDOS	
33-25-05-13-352-034	3878 SIERRA HEIGHTS	07/20/23	WD	03-ARM'S LENGTH	\$324,000	\$154,600	47.72	\$336,082	\$37,918	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13035	2023-033556	ASPEN SPRING CONDOS	
33-25-05-13-352-041	3944 SIERRA HEIGHTS	05/27/22	WD	03-ARM'S LENGTH	\$408,000	\$162,700	39.88	\$333,845	\$114,155	\$40,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13035	2022-021745	ASPEN SPRING CONDOS	
33-25-05-13-352-052	4022 CANYON COVE	08/29/22	WD	03-ARM'S LENGTH	\$445,000	\$169,400	38.07	\$450,513	\$44,487	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13035	2022-036150	ASPEN SPRING CONDOS	
33-25-05-13-352-054	4009 CANYON COVE	09/02/22	WD	03-ARM'S LENGTH	\$277,500	\$113,700	40.97	\$235,256	\$92,244	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13035	2022-033379	ASPEN SPRING CONDOS	
Totals:					\$2,144,150	\$913,600	42.61	\$2,022,183	\$443,167	\$321,200	Average	0.00	Average	5.00	73,851.17	Average	#DIV/0!	Average	#DIV/0!	0.00		

STUDY SUPPORTS \$73.800/UNIT.

55 UNITS TOTAL

ALLOCATE BASED ON MASTER DEED PERCENTAGES.

LAND TABLE: 14075 - CRICKET RIDGE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Ad. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libefr/Page	Land Table
33-25-05-14-103-003	4462 CRICKET RIDGE DRIVE	05/16/22	WD	03-ARM'S LENGTH	\$125,000	\$53,800	46.78	\$106,248	\$16,514	\$7,257	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-022757	CRICKET RIDGE CONDOS
33-25-05-14-103-004	4462 CRICKET RIDGE DRIVE	11/14/23	WD	03-ARM'S LENGTH	\$125,000	\$59,500	47.60	\$126,505	\$13,457	\$14,762	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2023-043168	CRICKET RIDGE CONDOS
33-25-05-14-103-006	4462 CRICKET RIDGE DRIVE	03/17/23	WD	03-ARM'S LENGTH	\$110,000	\$50,700	46.09	\$110,002	\$11,998	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-020580	CRICKET RIDGE CONDOS
33-25-05-14-103-009	4460 CRICKET RIDGE DRIVE	05/09/22	WD	03-ARM'S LENGTH	\$110,000	\$48,000	43.64	\$94,773	\$22,279	\$7,052	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-056159	CRICKET RIDGE CONDOS
33-25-05-14-103-010	4460 CRICKET RIDGE DRIVE	09/27/22	WD	03-ARM'S LENGTH	\$122,000	\$48,000	42.86	\$111,729	\$12,271	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-033553	CRICKET RIDGE CONDOS
33-25-05-14-103-015	4460 CRICKET RIDGE DRIVE	08/10/22	WD	03-ARM'S LENGTH	\$120,000	\$57,300	47.75	\$118,617	\$14,583	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-021250	CRICKET RIDGE CONDOS
33-25-05-14-103-018	4452 CRICKET RIDGE DRIVE	05/16/22	WD	03-ARM'S LENGTH	\$108,800	\$46,800	43.01	\$92,457	\$23,995	\$7,052	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-021250	CRICKET RIDGE CONDOS
33-25-05-14-103-020	4452 CRICKET RIDGE DRIVE	01/05/23	WD	03-ARM'S LENGTH	\$115,000	\$52,800	45.91	\$123,007	\$5,093	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2023-021006	CRICKET RIDGE CONDOS
33-25-05-14-103-021	4452 CRICKET RIDGE DRIVE	09/09/22	WD	03-ARM'S LENGTH	\$112,500	\$49,500	44.00	\$115,008	\$9,482	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-031369	CRICKET RIDGE CONDOS
33-25-05-14-103-022	4452 CRICKET RIDGE DRIVE	08/10/22	WD	03-ARM'S LENGTH	\$115,055	\$49,500	43.02	\$102,624	\$24,431	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-031369	CRICKET RIDGE CONDOS
33-25-05-14-103-022	4452 CRICKET RIDGE DRIVE	06/06/23	WD	03-ARM'S LENGTH	\$145,000	\$54,500	37.45	\$113,841	\$43,159	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2023-029948	CRICKET RIDGE CONDOS
33-25-05-14-103-023	4452 CRICKET RIDGE DRIVE	06/12/23	WD	03-ARM'S LENGTH	\$120,000	\$61,400	51.17	\$128,541	\$4,659	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2023-030638	CRICKET RIDGE CONDOS
33-25-05-14-103-025	4450 CRICKET RIDGE DRIVE	01/17/23	WD	03-ARM'S LENGTH	\$110,000	\$48,000	43.64	\$105,619	\$16,381	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2023-002189	CRICKET RIDGE CONDOS
33-25-05-14-103-026	4450 CRICKET RIDGE DRIVE	06/24/22	WD	03-ARM'S LENGTH	\$115,000	\$48,000	41.74	\$99,717	\$27,283	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-025282	CRICKET RIDGE CONDOS
33-25-05-14-103-027	4450 CRICKET RIDGE DRIVE	12/15/22	WD	03-ARM'S LENGTH	\$115,000	\$53,800	46.78	\$125,147	\$3,053	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-043522	CRICKET RIDGE CONDOS
33-25-05-14-103-028	4450 CRICKET RIDGE DRIVE	10/26/22	WD	03-ARM'S LENGTH	\$113,600	\$54,100	47.62	\$125,974	\$21,676	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-039056	CRICKET RIDGE CONDOS
33-25-05-14-103-029	4450 CRICKET RIDGE DRIVE	06/24/22	WD	03-ARM'S LENGTH	\$114,743	\$50,700	44.19	\$105,067	\$21,676	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-025288	CRICKET RIDGE CONDOS
33-25-05-14-103-030	4450 CRICKET RIDGE DRIVE	09/07/22	WD	03-ARM'S LENGTH	\$115,000	\$50,700	44.09	\$117,808	\$9,192	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-035482	CRICKET RIDGE CONDOS
33-25-05-14-103-031	4450 CRICKET RIDGE DRIVE	07/19/22	WD	03-ARM'S LENGTH	\$120,000	\$7,300	47.75	\$118,617	\$14,583	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-030240	CRICKET RIDGE CONDOS
33-25-05-14-103-033	4442 CRICKET RIDGE DRIVE	07/05/23	WD	03-ARM'S LENGTH	\$117,000	\$53,500	45.73	\$112,158	\$16,842	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2023-032319	CRICKET RIDGE CONDOS
33-25-05-14-103-041	4440 CRICKET RIDGE DRIVE	09/16/22	WD	03-ARM'S LENGTH	\$116,500	\$48,500	41.63	\$113,044	\$15,455	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-035476	CRICKET RIDGE CONDOS
33-25-05-14-103-044	4440 CRICKET RIDGE DRIVE	09/16/22	WD	03-ARM'S LENGTH	\$118,800	\$54,800	46.13	\$127,454	\$4,546	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-034721	CRICKET RIDGE CONDOS
33-25-05-14-103-045	4440 CRICKET RIDGE DRIVE	08/02/23	WD	03-ARM'S LENGTH	\$140,000	\$56,300	40.21	\$118,013	\$39,987	\$12,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2023-034460	CRICKET RIDGE CONDOS
33-25-05-14-103-048	4440 CRICKET RIDGE DRIVE	07/15/22	WD	03-ARM'S LENGTH	\$128,000	\$58,400	48.67	\$120,770	\$12,430	\$13,200	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14075	2022-030251	CRICKET RIDGE CONDOS
Totals:					\$2,823,998	\$1,265,700	44.82	\$2,732,595	\$377,686	\$286,223	0.0	0.0	Average per Unit=>	24.00	Average per Unit=>	Average per SqFt=>	#DIV/0!				

TOTAL OF 49 CONDOS.
 STUDY SUPPORTS \$15,700/UNIT
 2024 RATES @ \$13,700/UNIT.
 USE \$15,000/UNIT FOR 2025.

LAND TABLE: 14375 - PHEASANT HOLLOW CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollar/SqFt	Actual Front	ECF Area	Ether/Page	Land Table
33-25-05-14-128-001	4367 RINGNECK LANE	08/25/23	WD	03-ARM'S LENGTH	\$346,650	\$15,600	4.50	\$219,947	\$157,924	\$31,221	89.2	120.5	0.26	0.26	\$1,770	\$605,073	\$1389	94.42	14375	2024-066326	PHEASANT HOLLOW CONDOS
33-25-05-14-128-007	4331 RINGNECK LANE	08/30/22	WD	03-ARM'S LENGTH	\$295,250	\$14,100	4.78	\$39,401	\$295,250	\$33,401	95.4	196.8	0.36	0.36	\$3,094	\$827,031	\$18,99	79.04	14375	2024-001036	PHEASANT HOLLOW CONDOS
33-25-05-14-128-008	4321 RINGNECK LANE	09/26/22	WD	03-ARM'S LENGTH	\$320,200	\$11,900	3.72	\$296,882	\$51,488	\$28,150	80.4	115.4	0.23	0.23	\$660	\$223,861	\$5,14	87.00	14375	2022-035527	PHEASANT HOLLOW CONDOS
33-25-05-14-128-010	4315 RINGNECK LANE	06/09/22	WD	03-ARM'S LENGTH	\$300,900	\$20,000	6.65	\$276,154	\$52,896	\$28,150	80.4	115.4	0.23	0.23	\$658	\$229,985	\$5,28	87.00	14375	2022-024594	PHEASANT HOLLOW CONDOS
33-25-05-14-128-011	4309 RINGNECK LANE	09/20/23	WD	03-ARM'S LENGTH	\$315,000	\$113,700	36.10	\$268,013	\$75,137	\$28,150	80.4	115.4	0.23	0.23	\$934	\$326,683	\$7,50	87.00	14375	2022-030330	PHEASANT HOLLOW CONDOS
33-25-05-14-129-006	2457 SHARPTAIL LANE	05/02/22	WD	03-ARM'S LENGTH	\$224,900	\$23,100	11.68	\$276,002	\$22,735	\$23,837	80.8	122.0	0.24	0.24	\$281	\$95,525	\$2,19	83.00	14375	2022-018897	PHEASANT HOLLOW CONDOS
33-25-05-14-129-008	4944 RINGNECK LANE	09/08/23	PTA	03-ARM'S LENGTH	\$319,900	\$11,000	3.44	\$285,377	\$80,590	\$26,067	74.5	117.0	0.22	0.22	\$1,082	\$374,837	\$8,61	80.00	14375	2023-021047	PHEASANT HOLLOW CONDOS
33-25-05-14-129-011	4314 RINGNECK LANE	01/05/24	WD	03-ARM'S LENGTH	\$322,890	\$16,500	5.11	\$328,457	\$46,196	\$51,773	94.1	161.7	0.32	0.32	\$491	\$144,815	\$3,32	86.00	14375	2024-000641	PHEASANT HOLLOW CONDOS
33-25-05-14-129-012	4308 RINGNECK LANE	05/02/22	WD	03-ARM'S LENGTH	\$309,000	\$45,300	14.66	\$300,059	\$248,769	\$29,628	101.1	186.6	0.37	0.37	\$2,460	\$676,003	\$15,52	86.00	14375	2022-018906	PHEASANT HOLLOW CONDOS
Totals:					\$3,476,680	\$434,600	12.50	\$2,686,686	\$1,150,116	\$360,122	952.7	1205.7	3.00	3.00	Average	Average	\$8,79				
							12.50						Average								
							14.56						per Net Acre=>	382,889.01							
													Average								
													per SqFt=>								

USE \$675/FF

LAND TABLE: 14532 - WOODLAND GROVE CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Units	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libet/Page	Land Table	
33-25-05-14-376-001	4960 HOLT ROAD	04/29/22	WD	03-ARM'S LENGTH	\$140,000	\$54,600	39.00	\$109,148	\$34,456	\$3,604	0.0	0.0	0.00	1.00				0.00	14532	2022-018732	WOODLAND GROVE CONDOMINIUMS	
Totals:					\$140,000	\$54,600	39.00	\$109,148	\$34,456	\$3,604	0.0	0.0	0.00	1.00					0.00			
							39.00						Average									
													per Unit=>	34,456.00								
													Average									
													per SqFt=>									

2024 rates were \$23,411/per unit.
 2025 rates: 1 sale at \$34,500 residual land value.
 Use \$28,000 per unit value for 2025.

LAND TABLE
RES#1- Sec 14, 15, 22 & 23 Res

Parcel Number	Street Address	Sale Date	Acres	Terms of Sale	Adj. Sale \$	Asst. When Sold	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libre/Page	Land Table
33-25-05-14-153-001	4447 E MONROE AVENUE	08/09/23	WD	03-ARM'S LENGTH	\$223,000	\$110,500	49.55	\$232,880	\$28,714	\$38,594	82.1	180.0	0.33	0.33	\$1,380	\$86,749	\$1.99	80.00	14000	2023-035096	RES#1 - SEC 14/15/22/23
33-25-05-14-177-003	2351 PARK LANE	06/16/23	WD	03-ARM'S LENGTH	\$223,000	\$110,500	34.12	\$149,338	\$109,140	\$37,178	79.1	155.0	0.29	0.29	\$1,380	\$82,947	\$8.79	80.00	14000	2022-024677	RES#1 - SEC 14/15/22/23
33-25-05-14-178-000	2354 PARK LANE	11/21/23	WD	03-ARM'S LENGTH	\$220,000	\$96,600	41.74	\$230,170	\$49,830	\$50,000	82.2	181.0	0.33	0.33	\$606	\$150,090	\$3.45	80.00	14010	2023-043560	RES#1 - SEC 14/15/22/23
33-25-05-14-301-034	4482 NORTH STREET	10/25/23	WD	03-ARM'S LENGTH	\$195,000	\$56,600	32.67	\$132,391	\$71,201	\$48,532	74.7	123.0	0.23	0.23	\$954	\$315,049	\$7.23	80.00	14000	2023-041392	RES#1 - SEC 14/15/22/23
33-25-05-14-302-020	4439 KELLEN ROAD	12/20/22	WD	03-ARM'S LENGTH	\$180,000	\$57,900	37.62	\$129,857	\$57,900	\$26,473	56.3	165.0	0.25	0.25	\$1,360	\$306,464	\$7.04	55.00	00540	2022-0493761	RES#1 - SEC 14/15/22/23
33-25-05-14-302-030	2197 BERTHA STREET	06/30/23	WD	03-ARM'S LENGTH	\$155,000	\$56,800	36.65	\$119,450	\$64,195	\$28,645	60.9	127.6	0.19	0.19	\$1,053	\$345,134	\$7.92	65.47	14000	2023-023249	RES#1 - SEC 14/15/22/23
33-25-05-14-302-040	2142 CEDAR STREET	11/02/23	WD	03-ARM'S LENGTH	\$270,000	\$141,700	52.48	\$395,856	\$50,000	\$44,144	114.0	175.0	0.50	0.50	\$912	\$48,096	\$1.10	125.00	14000	2023-041904	RES#1 - SEC 14/15/22/23
33-25-05-14-303-013	4379 KELLEN ROAD	09/29/23	CD	03-ARM'S LENGTH	\$160,000	\$67,500	42.19	\$141,478	\$57,641	\$39,119	83.2	190.0	0.35	0.35	\$693	\$165,460	\$3.79	80.00	14000	2023-039579	RES#1 - SEC 14/15/22/23
33-25-05-14-303-041	2202 BERTHA STREET	12/11/23	WD	03-ARM'S LENGTH	\$180,000	\$81,300	45.17	\$183,655	\$43,574	\$47,229	72.7	312.8	0.43	0.43	\$600	\$100,401	\$2.30	60.47	14000	2023-045717	RES#1 - SEC 14/15/22/23
33-25-05-14-303-042	2175 COOLIDGE ROAD	06/24/22	WD	03-ARM'S LENGTH	\$244,000	\$82,300	34.73	\$164,577	\$12,805	\$43,385	92.3	216.6	0.44	0.44	\$277	\$68,879	\$1.58	87.50	14000	2022-028327	RES#1 - SEC 14/15/22/23
33-25-05-14-303-057	2097 COOLIDGE ROAD	07/15/22	WD	03-ARM'S LENGTH	\$114,000	\$66,600	58.94	\$133,210	\$18,803	\$39,013	83.0	132.0	0.44	0.44	\$227	\$278,469	\$6.39	90.00	14000	2022-028569	RES#1 - SEC 14/15/22/23
33-25-05-14-326-013	2216 COLORIDGE ROAD	09/15/22	WD	03-ARM'S LENGTH	\$109,900	\$28,700	26.11	\$57,375	\$7,073	\$22,548	48.0	212.0	0.21	0.21	\$1,565	\$350,808	\$8.05	44.00	14000	2022-035118	RES#1 - SEC 14/15/22/23
33-25-05-14-328-002	4293 KELLEN ROAD	10/21/22	WD	03-ARM'S LENGTH	\$135,000	\$53,000	39.26	\$116,965	\$48,550	\$30,515	64.9	128.4	0.20	0.20	\$748	\$243,970	\$5.60	67.50	14000	2022-038619	RES#1 - SEC 14/15/22/23
33-25-05-14-328-018	2176 MEADOWLAWN DRIVE	08/19/22	WD	03-ARM'S LENGTH	\$145,000	\$46,100	31.79	\$143,359	\$88,780	\$56,199	74.8	247.0	0.37	0.37	\$1,187	\$237,380	\$5.45	66.00	14000	2022-031742	RES#1 - SEC 14/15/22/23
33-25-05-14-328-019	2166 MEADOWLAWN DRIVE	12/08/23	WD	03-ARM'S LENGTH	\$190,000	\$61,900	32.58	\$143,097	\$95,500	\$48,597	74.8	247.0	0.37	0.37	\$1,277	\$255,348	\$5.86	66.00	14000	2023-044642	RES#1 - SEC 14/15/22/23
33-25-05-14-328-031	2207 PARK LANE	07/14/22	PTA	03-ARM'S LENGTH	\$180,000	\$82,000	45.56	\$177,502	\$52,352	\$49,854	106.1	148.5	0.41	0.41	\$494	\$128,000	\$2.94	120.00	14000	2023-022579	RES#1 - SEC 14/15/22/23
33-25-05-14-329-012	2156 PARK LANE	05/08/23	WD	03-ARM'S LENGTH	\$162,000	\$75,900	46.85	\$159,313	\$39,669	\$36,782	78.3	148.5	0.27	0.27	\$504	\$144,575	\$3.32	88.00	14000	2022-042567	RES#1 - SEC 14/15/22/23
33-25-05-14-352-007	4419 DEKAMP STREET	05/27/22	WD	03-ARM'S LENGTH	\$165,000	\$54,300	32.91	\$146,876	\$7,998	\$39,474	84.0	148.0	0.30	0.30	\$686	\$192,635	\$4.42	88.00	14000	2022-042567	RES#1 - SEC 14/15/22/23
33-25-05-14-378-014	4282 WOODWORTH AVENUE	09/29/23	WD	03-ARM'S LENGTH	\$208,000	\$50,400	28.64	\$105,781	\$95,256	\$25,027	53.3	132.0	0.17	0.17	\$1,788	\$370,395	\$13.09	50.00	14000	2023-029667	RES#1 - SEC 14/15/22/23
33-25-05-14-378-014	4282 WOODWORTH AVENUE	08/15/22	WD	03-ARM'S LENGTH	\$208,000	\$98,600	49.40	\$207,437	\$45,912	\$45,349	96.5	132.0	0.33	0.33	\$476	\$137,874	\$3.17	100.00	14000	2023-039621	RES#1 - SEC 14/15/22/23
33-25-05-14-380-004	2023 PARK LANE	04/13/22	PTA	03-ARM'S LENGTH	\$88,000	\$31,800	36.14	\$83,649	\$7,409	\$33,058	70.3	142.9	0.23	0.23	\$816	\$246,391	\$5.66	61.50	14000	2022-031096	RES#1 - SEC 14/15/22/23
33-25-05-14-431-001	4282 BOND AVENUE	12/04/23	WD	03-ARM'S LENGTH	\$180,000	\$67,500	37.50	\$154,726	\$75,274	\$27,996	59.6	132.0	0.19	0.19	\$1,278	\$393,403	\$9.03	50.00	14000	2022-031096	RES#1 - SEC 14/15/22/23
33-25-05-14-432-001	4230 BOND AVENUE	11/14/22	WD	03-ARM'S LENGTH	\$197,000	\$67,100	34.06	\$166,463	\$71,888	\$41,351	88.0	100.5	0.25	0.25	\$817	\$292,228	\$6.71	106.52	14000	2022-040487	RES#1 - SEC 14/15/22/23
33-25-05-14-434-002	4211 WOODWORTH AVENUE	05/19/23	WD	03-ARM'S LENGTH	\$180,000	\$71,400	38.02	\$175,317	\$7,683	\$50,000	103.0	132.0	0.36	0.36	\$560	\$158,470	\$3.64	120.00	14000	2023-0400830	RES#1 - SEC 14/15/22/23
33-25-05-14-437-018	4198 GREENWOOD AVENUE	09/20/23	WD	03-ARM'S LENGTH	\$135,000	\$45,200	33.48	\$93,596	\$68,675	\$27,271	58.0	129.4	0.18	0.18	\$1,184	\$383,659	\$8.81	60.20	14000	2023-038504	RES#1 - SEC 14/15/22/23
33-25-05-14-445-8-012	2075 DELINE STREET	05/09/22	WD	03-ARM'S LENGTH	\$200,000	\$71,400	35.70	\$142,289	\$95,328	\$38,117	81.1	165.0	0.31	0.31	\$1,175	\$310,515	\$7.13	81.00	14000	2022-019887	RES#1 - SEC 14/15/22/23
33-25-05-14-474-011	2082 THORNBURN STREET	10/05/22	WD	03-ARM'S LENGTH	\$85,000	\$43,800	51.53	\$120,999	\$4,882	\$30,440	63.9	132.0	0.20	0.20	\$515	\$224,410	\$5.15	66.00	14000	2022-026760	RES#1 - SEC 14/15/22/23
33-25-05-14-477-009	2082 THORNBURN STREET	10/21/23	WD	03-ARM'S LENGTH	\$89,000	\$45,400	51.53	\$120,999	\$19,635	\$30,409	63.9	132.0	0.20	0.20	\$307	\$98,175	\$2.25	66.00	14000	2022-037428	RES#1 - SEC 14/15/22/23
33-25-05-15-178-008	2296 WEST BOULEVARD	06/06/23	WD	03-ARM'S LENGTH	\$170,000	\$62,300	44.50	\$150,498	\$4,612	\$35,510	75.6	129.0	0.24	0.24	\$566	\$188,924	\$4.36	80.00	14500	2023-028661	RES#1 - SEC 14/15/22/23
33-25-05-15-214-024	4644 TOLLAND AVENUE	09/23/22	WD	03-ARM'S LENGTH	\$171,900	\$71,900	42.99	\$161,523	\$43,647	\$33,270	70.8	224.5	0.33	0.33	\$617	\$132,264	\$3.04	64.00	14500	2022-036271	RES#1 - SEC 14/15/22/23
33-25-05-15-254-031	2287 FAY AVENUE	12/09/22	WD	03-ARM'S LENGTH	\$170,000	\$77,900	45.82	\$165,056	\$28,819	\$37,875	80.6	204.0	0.35	0.35	\$531	\$122,340	\$2.81	74.83	14500	2023-028945	RES#1 - SEC 14/15/22/23
33-25-05-15-257-003	4641 TOLLAND AVENUE	02/23/23	PTA	03-ARM'S LENGTH	\$159,650	\$56,600	46.73	\$128,142	\$65,074	\$48,216	102.6	224.5	0.52	0.52	\$654	\$126,357	\$2.90	100.00	14500	2022-043012	RES#1 - SEC 14/15/22/23
33-25-05-15-402-004	4660 AMMON DRIVE	12/15/23	WD	03-ARM'S LENGTH	\$189,900	\$52,900	31.14	\$123,404	\$48,798	\$50,000	93.3	153.6	0.35	0.35	\$1,308	\$471,612	\$10.83	100.00	14500	2024-002029	RES#1 - SEC 14/15/22/23
33-25-05-15-405-004	4626 AMMON DRIVE	05/04/22	WD	03-ARM'S LENGTH	\$110,000	\$49,200	44.73	\$97,468	\$38,948	\$26,416	56.2	115.5	0.16	0.16	\$693	\$244,956	\$5.62	60.00	14500	2022-020121	RES#1 - SEC 14/15/22/23
33-25-05-15-405-005	4650 AMMON DRIVE	08/24/22	WD	03-ARM'S LENGTH	\$117,000	\$38,800	50.26	\$130,929	\$12,076	\$26,005	155.6	99.3	0.20	0.20	\$78	\$60,683	\$1.39	62.00	14500	2023-037050	RES#1 - SEC 14/15/22/23
33-25-05-15-405-007	4666 AMMON DRIVE	03/07/24	MLC	03-ARM'S LENGTH	\$130,000	\$64,400	49.54	\$142,794	\$5,132	\$37,976	58.3	107.4	0.16	0.16	\$431	\$161,103	\$3.70	63.43	14500	2024-004997	RES#1 - SEC 14/15/22/23
33-25-05-15-406-005	2187 AUBURN AVENUE	08/03/22	WD	03-ARM'S LENGTH	\$176,000	\$60,800	34.55	\$112,478	\$83,164	\$28,642	60.9	140.0	0.20	0.20	\$1,365	\$417,910	\$9.59	62.00	14500	2022-031508	RES#1 - SEC 14/15/22/23
33-25-05-15-429-013	4550 DON STREET	03/07/23	WD	03-ARM'S LENGTH	\$154,500	\$40,500	26.21	\$174,697	\$24,120	\$40,417	68.2	135.0	0.22	0.22	\$334	\$111,152	\$2.55	70.00	14000	2020-020272	RES#1 - SEC 14/15/22/23
33-25-05-15-429-019	2195 AURELIUS ROAD	03/22/24	WD	03-ARM'S LENGTH	\$152,000	\$56,200	36.97	\$135,412	\$54,035	\$43,439	66.8	132.0	0.21	0.21	\$810	\$258,866	\$5.94	69.00	14000	2023-023075	RES#1 - SEC 14/15/22/23
33-25-05-15-429-020	2189 AURELIUS ROAD	08/04/22	WD	03-ARM'S LENGTH	\$150,000	\$40,500	27.00	\$183,723	\$7,828	\$41,551	63.9	132.0	0.20	0.20	\$910	\$390,695	\$6.67	66.00	14000	2024-000665	RES#1 - SEC 14/15/22/23
33-25-05-15-431-003	2091 HAMILTON STREET	10/05/23	WD	03-ARM'S LENGTH	\$229,900	\$46,400	20.18	\$170,211	\$100,188	\$44,031	62.2	194.1	0.20	0.20	\$1,609	\$508,315	\$11.67	64.00	14000	2023-040084	RES#1 - SEC 14/15/22/23
33-25-05-15-431-012	2029 HAMILTON STREET	10/17/22	WD	03-ARM'S LENGTH	\$205,000	\$41,000	20.05	\$171,008	\$42,751	\$44,031	59.6	135.0	0.19	0.19	\$717	\$225,005	\$5.17	76.64	14000	2022-0292821	

33-25-05-15-476-016	2028 AUBURN AVENUE	08/29/22	WD	03-ARM'S LENGTH	\$85,000	\$39,800	39.76	\$115,059	\$11,527	\$41,586	64.0	132.4	0.20	0.20	\$180	\$57,348	\$1,32	66.00	14000	2022-0393922	RES#1 - SEC 14/15/22/23
33-25-05-15-476-021	2083 PHILLIPS AVENUE	08/29/23	WD	03-ARM'S LENGTH	\$155,000	\$30,200	19.48	\$115,198	\$8,111	\$41,409	63.7	130.2	0.20	0.20	\$1,275	\$412,239	\$9.46	66.00	14000	2023-031442	RES#1 - SEC 14/15/22/23
33-25-05-15-477-001	4604 KATHY COURT	08/09/23	WD	03-ARM'S LENGTH	\$139,000	\$34,500	24.82	\$157,327	\$53,224	\$41,551	63.9	132.0	0.20	0.20	\$663	\$116,120	\$2.67	66.00	14000	2023-018430	RES#1 - SEC 14/15/22/23
33-25-05-15-478-005	4558 KATHY COURT	08/15/22	WD	03-ARM'S LENGTH	\$155,000	\$35,700	23.03	\$154,490	\$52,361	\$41,551	63.9	132.0	0.20	0.20	\$819	\$261,805	\$6.01	66.00	14000	2022-0312278	RES#1 - SEC 14/15/22/23
33-25-05-15-480-011	4589 KATHY COURT	10/13/23	WD	03-ARM'S LENGTH	\$140,000	\$33,800	22.14	\$142,099	\$47,901	\$50,000	63.2	132.0	0.30	0.30	\$537	\$159,670	\$3.67	66.00	14000	2023-001758	RES#1 - SEC 14/15/22/23
33-25-05-15-481-006	2046 ADELPHA AVENUE	10/14/22	WD	03-ARM'S LENGTH	\$94,900	\$27,100	28.56	\$98,776	\$37,675	\$41,551	63.9	132.0	0.20	0.20	\$975	\$188,575	\$4.32	66.00	14000	2022-038561	RES#1 - SEC 14/15/22/23
33-25-05-15-481-008	2034 ADELPHA AVENUE	07/01/22	WD	03-ARM'S LENGTH	\$165,000	\$27,100	22.91	\$144,211	\$62,240	\$41,551	63.9	132.0	0.20	0.20	\$975	\$311,700	\$7.16	66.00	14000	2022-027089	RES#1 - SEC 14/15/22/23
33-25-05-15-481-010	2020 ADELPHA AVENUE	08/09/23	WD	03-ARM'S LENGTH	\$181,000	\$34,900	19.28	\$152,836	\$78,164	\$50,000	63.2	132.0	0.30	0.30	\$877	\$280,547	\$5.98	99.00	14000	2023-034774	RES#1 - SEC 14/15/22/23
33-25-05-15-482-002	2074 BURTON AVENUE	12/21/22	WD	03-ARM'S LENGTH	\$132,000	\$32,000	24.24	\$111,120	\$62,431	\$41,551	63.9	132.0	0.20	0.20	\$977	\$312,155	\$7.17	66.00	14000	2023-000282	RES#1 - SEC 14/15/22/23
33-25-05-15-482-003	2068 BURTON AVENUE	05/04/23	WD	03-ARM'S LENGTH	\$143,000	\$32,000	20.56	\$110,600	\$73,951	\$41,551	63.9	132.0	0.20	0.20	\$1,157	\$667,355	\$8.49	66.00	14000	2023-022069	RES#1 - SEC 14/15/22/23
33-25-05-15-482-012	4538 HOLT ROAD	05/31/23	WD	03-ARM'S LENGTH	\$210,000	\$61,300	29.19	\$250,954	\$9,046	\$50,000	110.6	132.0	0.50	0.50	\$82	\$18,092	\$0.42	132.00	14000	2023-029010	RES#1 - SEC 14/15/22/23
33-25-05-22-103-007	4965 DEER RUN LANE	07/13/22	WD	03-ARM'S LENGTH	\$234,000	\$91,600	39.15	\$183,300	\$91,433	\$60,533	88.2	129.0	0.40	0.40	\$1,060	\$227,345	\$5.22	80.00	23000	2022-028181	RES#1 - SEC 14/15/22/23
33-25-05-22-103-013	1879 TUPELO TRAIL	07/13/22	WD	03-ARM'S LENGTH	\$275,000	\$99,900	34.15	\$202,469	\$122,324	\$50,000	78.2	132.0	0.26	0.26	\$1,555	\$480,514	\$11.03	84.00	23000	2024-003136	RES#1 - SEC 14/15/22/23
33-25-05-22-104-000	4885 Sycamore Street	12/21/22	WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$246,598	\$38,577	\$45,175	96.1	132.0	0.33	0.33	\$401	\$116,196	\$2.67	109.44	23000	2022-043462	RES#1 - SEC 14/15/22/23
33-25-05-22-104-010	4885 DEER RUN LANE	03/17/23	WD	03-ARM'S LENGTH	\$235,000	\$97,100	41.32	\$216,608	\$54,941	\$44,941	95.6	132.0	0.33	0.33	\$662	\$192,502	\$4.42	108.68	23000	2023-018379	RES#1 - SEC 14/15/22/23
33-25-05-22-127-003	1971 HEATHER DRIVE	10/20/23	WD	03-ARM'S LENGTH	\$232,000	\$115,800	47.85	\$263,247	\$28,853	\$50,000	101.2	210.1	0.47	0.47	\$285	\$61,259	\$1.41	89.45	23455	2023-041440	RES#1 - SEC 14/15/22/23
33-25-05-22-129-012	1973 PAGEANT WAY	07/01/22	WD	03-ARM'S LENGTH	\$232,000	\$79,700	34.35	\$159,374	\$108,427	\$35,801	76.2	133.3	0.25	0.25	\$1,423	\$44,559	\$10.16	80.00	23750	2022-026999	RES#1 - SEC 14/15/22/23
33-25-05-22-130-003	1974 PAGEANT WAY	07/28/22	WD	03-ARM'S LENGTH	\$245,000	\$82,900	33.84	\$165,871	\$114,714	\$35,585	75.7	130.1	0.24	0.24	\$1,515	\$479,975	\$11.02	80.00	23750	2022-032008	RES#1 - SEC 14/15/22/23
33-25-05-22-130-007	1946 PAGEANT WAY	04/08/22	WD	03-ARM'S LENGTH	\$250,000	\$86,700	34.68	\$173,871	\$112,221	\$35,592	75.7	130.2	0.24	0.24	\$1,482	\$469,544	\$10.78	80.00	23750	2022-017725	RES#1 - SEC 14/15/22/23
33-25-05-22-131-004	4844 Sycamore Street	08/31/23	WD	03-ARM'S LENGTH	\$323,900	\$126,200	38.96	\$294,251	\$73,656	\$43,807	93.2	140.0	0.33	0.33	\$788	\$221,921	\$5.09	103.00	23000	2023-037032	RES#1 - SEC 14/15/22/23
33-25-05-22-156-017	4874 Willcox Road	08/04/23	WD	03-ARM'S LENGTH	\$205,000	\$98,900	48.24	\$209,543	\$39,049	\$43,592	92.7	150.0	0.34	0.34	\$421	\$113,515	\$2.61	100.00	23000	2023-049696	RES#1 - SEC 14/15/22/23
33-25-05-22-157-001	4850 SUGARBUSH LANE	10/06/22	WD	03-ARM'S LENGTH	\$230,000	\$94,300	41.00	\$207,359	\$70,043	\$47,802	101.7	135.0	0.36	0.36	\$733	\$204,956	\$4.68	120.46	23000	2022-028931	RES#1 - SEC 14/15/22/23
33-25-05-22-181-013	1815 PAGEANTWAY	07/21/22	WD	03-ARM'S LENGTH	\$237,000	\$88,600	37.38	\$218,671	\$72,552	\$38,933	82.8	130.9	0.27	0.27	\$691	\$212,982	\$4.87	90.00	23750	2022-041982	RES#1 - SEC 14/15/22/23
33-25-05-22-182-001	1800 PAGEANTWAY	08/14/23	WD	03-ARM'S LENGTH	\$180,000	\$81,700	45.39	\$171,999	\$59,019	\$50,000	107.0	150.0	0.42	0.42	\$551	\$141,488	\$3.25	121.01	23750	2023-036843	RES#1 - SEC 14/15/22/23
33-25-05-22-182-010	1854 PAGEANT WAY	02/22/23	WD	03-ARM'S LENGTH	\$205,000	\$84,300	41.12	\$185,396	\$69,664	\$50,000	120.9	131.0	0.45	0.45	\$576	\$155,500	\$3.57	148.93	23750	2023-010593	RES#1 - SEC 14/15/22/23
33-25-05-22-201-009	1939 HAMILTON STREET	06/10/22	WD	03-ARM'S LENGTH	\$235,000	\$95,400	23.28	\$222,032	\$52,674	\$41,707	64.2	134.0	0.20	0.20	\$821	\$259,478	\$5.96	66.00	14000	2022-024576	RES#1 - SEC 14/15/22/23
33-25-05-22-202-004	1944 HAMILTON STREET	05/18/23	WD	03-ARM'S LENGTH	\$267,500	\$66,200	24.75	\$222,032	\$87,103	\$41,785	64.3	135.0	0.21	0.21	\$1,355	\$424,893	\$9.75	66.00	14000	2023-024292	RES#1 - SEC 14/15/22/23
33-25-05-22-202-004	1944 HAMILTON STREET	05/18/23	WD	03-ARM'S LENGTH	\$267,500	\$66,200	24.75	\$222,032	\$87,103	\$41,785	64.3	135.0	0.21	0.21	\$1,035	\$340,278	\$7.81	66.00	14000	2023-018500	RES#1 - SEC 14/15/22/23
33-25-05-22-202-017	1924 HAMILTON STREET	03/24/23	WD	03-ARM'S LENGTH	\$215,000	\$49,000	22.79	\$187,028	\$69,757	\$41,785	64.3	135.0	0.21	0.21	\$1,085	\$340,278	\$7.81	66.00	14000	2023-018500	RES#1 - SEC 14/15/22/23
33-25-05-22-202-011	1900 HAMILTON STREET	12/16/22	WD	03-ARM'S LENGTH	\$193,900	\$60,100	31.00	\$166,233	\$69,452	\$41,785	64.3	135.0	0.21	0.21	\$1,080	\$338,790	\$7.78	66.00	14000	2022-043653	RES#1 - SEC 14/15/22/23
33-25-05-22-203-017	1950 CROWWELL STREET	01/14/22	WD	03-ARM'S LENGTH	\$172,500	\$46,500	26.67	\$171,398	\$42,712	\$41,610	64.0	132.8	0.20	0.20	\$667	\$112,498	\$4.88	66.00	14000	2022-017503	RES#1 - SEC 14/15/22/23
33-25-05-22-203-033	1959 DEAN AVENUE	10/19/22	WD	03-ARM'S LENGTH	\$150,000	\$44,400	29.60	\$168,147	\$23,560	\$41,707	64.2	134.0	0.20	0.20	\$367	\$116,059	\$2.66	66.00	14000	2022-038615	RES#1 - SEC 14/15/22/23
33-25-05-22-204-006	1958 DEAN AVENUE	05/16/23	PTA	03-ARM'S LENGTH	\$251,000	\$52,500	20.92	\$214,972	\$17,735	\$41,707	64.2	134.0	0.20	0.20	\$1,211	\$450,872	\$10.35	66.00	14000	2023-023081	RES#1 - SEC 14/15/22/23
33-25-05-22-204-007	1943 DEAN AVENUE	05/16/23	PTA	03-ARM'S LENGTH	\$251,000	\$52,500	20.92	\$214,972	\$17,735	\$41,707	64.2	134.0	0.20	0.20	\$1,211	\$450,872	\$10.35	66.00	14000	2023-023081	RES#1 - SEC 14/15/22/23
33-25-05-22-204-008	1944 DEAN AVENUE	07/19/23	WD	03-ARM'S LENGTH	\$203,900	\$56,400	27.66	\$182,706	\$82,901	\$41,707	64.2	134.0	0.20	0.20	\$980	\$309,857	\$7.11	66.00	14000	2023-031559	RES#1 - SEC 14/15/22/23
33-25-05-22-226-003	4621 HOLT ROAD	04/18/22	WD	03-ARM'S LENGTH	\$120,000	\$29,000	24.17	\$123,449	\$44,377	\$43,520	73.6	120.5	0.22	0.22	\$603	\$202,635	\$4.65	79.00	14000	2022-012271	RES#1 - SEC 14/15/22/23
33-25-05-22-226-028	1909 PHILLIPS AVENUE	10/14/22	WD	03-ARM'S LENGTH	\$221,000	\$24,000	26.52	\$99,947	\$41,583	\$43,520	67.0	159.0	0.24	0.24	\$621	\$127,545	\$3.96	66.00	14000	2022-012271	RES#1 - SEC 14/15/22/23
33-25-05-22-227-015	1945 ADELPHA AVENUE	08/12/23	WD	03-ARM'S LENGTH	\$175,000	\$30,300	17.31	\$139,932	\$78,321	\$43,253	66.5	155.0	0.24	0.24	\$1,177	\$333,281	\$7.65	66.00	14000	2023-036233	RES#1 - SEC 14/15/22/23
33-25-05-22-227-021	4548 GROVE STREET	08/04/22	WD	03-ARM'S LENGTH	\$185,000	\$62,900	34.00	\$146,837	\$79,084	\$40,921	63.0	132.0	0.20	0.20	\$1,256	\$401,442	\$9.22	65.00	14000	2022-032046	RES#1 - SEC 14/15/22/23
33-25-05-22-228-012	1952 ADELPHA AVENUE	14/10/22	WD	03-ARM'S LENGTH	\$209,000	\$59,900	28.66	\$204,310	\$47,943	\$43,253	66.5	155.0	0.18	0.18	\$885	\$282,610	\$6.49	60.00	14000	2022-030353	RES#1 - SEC 14/15/22/23
33-25-05-22-228-021	1952 ADELPHA AVENUE	01/24/24	WD	03-ARM'S LENGTH	\$162,000	\$78,700	48.58	\$170,501	\$34,752	\$43,253	66.5	155.0	0.24	0.24	\$522	\$147,881	\$3.99	66.00	14000	2022-040228	RES#1 - SEC 14/15/22/23
33-25-05-22-230-018	1875 ADELPHA AVENUE	01/27/23	WD	03-ARM'S LENGTH	\$144,900	\$39,000	26.92	\$194,611	\$89	\$50,000	111.6	161.0	0.46	0.46	\$3	\$626	\$0.01	125.00	14000	2023-001773	RES#1 - SEC 14/15/22/23
33-25-05-22-232-008	1892 BURTON AVENUE	09/28/23	WD	03-ARM'S LENGTH	\$145,000	\$25,500	17.59	\$107,352	\$80,901	\$43,253	66.5	155.0	0.24	0.24	\$1,216	\$344,260	\$7.90	66.00	14000	2023-039679	RES#1 - SEC 14/15/22/23
33-25-05-22-231-007	4715 MILES DRIVE	11/16/22	WD	03-ARM'S LENGTH	\$83,000	\$29,200	35.18	\$113,322	\$8,999	\$43,253	60.5	155.0	0.21	0.21	\$149	\$42,249	\$0.97	60.00	14000	2022-041853	RES#1 - SEC 14/15/22/23
33-25-05-22-231-014	4715 MILES DRIVE	05/24/22	WD	03-ARM'S LENGTH	\$198,000	\$48,100	25.32	\$154,225	\$84,920	\$41,145	64.3	120.0	0.19	0.19	\$961	\$130,519	\$7.59	68.00	23750	2022-0232089	RES#1 - SEC 14/15/22/23
33-25-05-22-233-018	4662 LAMBETH WAY	03/29/24	WD	03-ARM'S LENGTH	\$230,500	\$103,200	46.17	\$227,385	\$51,435	\$41,145	77.2	126.0	0.24	0.24	\$597	\$192,145	\$4.41	83.00	14000	2023-031353	RES#1 - SEC 14/15/22/23
33-25-05-22-233-021	4554 WILCOX ROAD	09/29/22	WD	03-ARM'S LENGTH	\$205,000	\$81,700	39.85	\$205,882	\$35,042	\$35,924	76.4	121.0	0.23	0.23	\$458						

33-25-05-22-483-008	1541 STONHAVEN DRIVE	11/09/23	WD	03-ARMS LENGTH	\$270,000	\$105,700	39.15	\$245,058	\$74,942	\$50,000	95.3	167.4	0.38	0.38	\$786	\$195,161	\$4,48	100.00	23000	2023-04-2582	RES#1 - SEC 14/15/22/23
33-25-05-22-381-013	1583 STONHAVEN DRIVE	02/29/23	WD	03-ARMS LENGTH	\$300,000	\$120,900	40.30	\$278,614	\$57,898	\$38,512	77.7	144.1	0.27	0.27	\$745	\$218,483	\$5,02	80.01	23000	2023-008069	RES#1 - SEC 14/15/22/23
33-25-05-22-382-002	1584 STONHAVEN DRIVE	04/07/23	WD	03-ARMS LENGTH	\$250,000	\$102,900	41.16	\$205,418	\$83,301	\$40,719	86.6	130.1	0.29	0.29	\$1,087	\$298,255	\$6,85	95.75	23000	2023-020148	RES#1 - SEC 14/15/22/23
33-25-05-22-427-008	4580 DONCASTER AVENUE	08/31/23	WD	03-ARMS LENGTH	\$281,000	\$114,200	40.64	\$238,853	\$73,252	\$31,105	66.2	119.8	0.19	0.19	\$1,807	\$379,544	\$8,71	70.00	22248	2023-037015	RES#1 - SEC 14/15/22/23
33-25-05-22-427-014	4670 DONCASTER AVENUE	05/16/23	WD	03-ARMS LENGTH	\$255,000	\$80,000	35.87	\$158,254	\$127,851	\$31,105	66.2	119.8	0.19	0.19	\$1,932	\$662,440	\$13.21	70.00	22248	2022-020561	RES#1 - SEC 14/15/22/23
33-25-05-22-452-005	1570 THIMBLEBERRY LANE	06/15/23	WD	03-ARMS LENGTH	\$350,500	\$21,900	56.88	\$43,805	\$380,500	\$45,805	88.6	163.4	0.33	0.33	\$365	\$118,462	\$2,72	86.73	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-452-006	1552 THIMBLEBERRY LANE	09/15/23	WD	03-ARMS LENGTH	\$350,000	\$22,400	6.40	\$194,794	\$36,995	\$65,146	89.9	164.9	0.33	0.33	\$1,079	\$292,454	\$6,71	87.72	22400	2024-0005587	RES#1 - SEC 14/15/22/23
33-25-05-22-452-007	1540 THIMBLEBERRY LANE	02/04/23	WD	03-ARMS LENGTH	\$311,161	\$22,400	7.26	\$184,794	\$171,527	\$45,160	90.1	166.8	0.34	0.34	\$1,904	\$512,021	\$11.75	87.72	22400	2023-008821	RES#1 - SEC 14/15/22/23
33-25-05-22-452-008	1530 THIMBLEBERRY LANE	11/10/22	WD	03-ARMS LENGTH	\$320,000	\$22,900	7.16	\$184,986	\$302,224	\$45,720	90.4	166.3	0.34	0.34	\$3,342	\$888,894	\$20.41	87.87	22400	2022-0404665	RES#1 - SEC 14/15/22/23
33-25-05-22-452-012	4655 EASTLUND CIRCLE	12/05/22	WD	03-ARMS LENGTH	\$35,000	\$25,500	72.86	\$50,903	\$35,000	\$105,903	107.1	115.3	0.38	0.38	\$327	\$92,348	\$3,12	114.35	22400	2022-0403055	RES#1 - SEC 14/15/22/23
33-25-05-22-452-013	4655 EASTLUND CIRCLE	12/05/22	PTA	03-ARMS LENGTH	\$30,000	\$18,900	63.00	\$49,881	\$17,893	\$37,724	77.3	143.1	0.28	0.28	\$292	\$64,133	\$1,47	78.20	22400	2022-0404665	RES#1 - SEC 14/15/22/23
33-25-05-22-452-014	4655 EASTLUND CIRCLE	12/05/22	WD	03-ARMS LENGTH	\$309,000	\$51,600	16.70	\$275,146	\$80,432	\$54,598	77.3	143.1	0.28	0.28	\$1,145	\$317,910	\$7.28	80.00	22400	2024-0040465	RES#1 - SEC 14/15/22/23
33-25-05-22-452-016	4655 EASTLUND CIRCLE	11/21/22	WD	03-ARMS LENGTH	\$324,400	\$18,200	5.61	\$288,367	\$72,336	\$38,303	77.1	143.3	0.27	0.27	\$938	\$269,920	\$6.20	78.12	22400	2022-0041488	RES#1 - SEC 14/15/22/23
33-25-05-22-452-016	4685 EASTLUND CIRCLE	06/15/23	WD	03-ARMS LENGTH	\$315,900	\$13,300	5.79	\$56,385	\$286,167	\$66,652	0.0	0.0	0.27	0.27	#DIV/0!	\$1,096,915	\$23.18	0.00	22400	2022-0040468	RES#1 - SEC 14/15/22/23
33-25-05-22-452-017	4695 EASTLUND CIRCLE	06/15/23	WD	03-ARMS LENGTH	\$38,500	\$17,800	46.23	\$34,313	\$38,500	\$34,313	79.0	143.0	0.26	0.26	\$487	\$146,388	\$3.36	80.00	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-452-018	4705 EASTLUND CIRCLE	06/15/23	WD	03-ARMS LENGTH	\$38,500	\$18,000	46.75	\$34,724	\$38,500	\$34,724	80.1	143.0	0.27	0.27	\$480	\$144,737	\$3.32	81.11	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-452-019	4730 EASTLUND CIRCLE	06/15/23	WD	03-ARMS LENGTH	\$38,500	\$18,000	48.31	\$35,965	\$38,500	\$35,965	89.7	143.5	0.28	0.28	\$429	\$140,000	\$3.21	90.65	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-452-022	4730 EASTLUND CIRCLE	06/15/23	WD	03-ARMS LENGTH	\$38,500	\$19,900	50.13	\$37,193	\$38,500	\$37,193	119.2	186.4	0.29	0.29	\$323	\$135,088	\$3.10	136.81	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-452-025	4660 EASTLUND CIRCLE	06/15/23	WD	03-ARMS LENGTH	\$38,500	\$19,900	51.69	\$39,715	\$38,500	\$39,715	120.0	96.6	0.29	0.29	\$321	\$130,952	\$3.01	133.93	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-452-028	1545 THIMBLEBERRY LANE	02/02/24	WD	03-ARMS LENGTH	\$375,000	\$16,600	4.43	\$381,770	\$40,938	\$47,708	77.6	132.5	0.24	0.24	\$528	\$168,469	\$3.87	80.00	22400	2024-0023997	RES#1 - SEC 14/15/22/23
33-25-05-22-452-028	1559 THIMBLEBERRY LANE	01/24/23	WD	03-ARMS LENGTH	\$282,105	\$16,600	5.88	\$295,926	\$19,311	\$33,132	77.6	132.5	0.24	0.24	\$249	\$79,469	\$1,82	80.00	22400	2023-003868	RES#1 - SEC 14/15/22/23
33-25-05-22-452-029	1565 THIMBLEBERRY LANE	06/15/23	WD	03-ARMS LENGTH	\$38,500	\$16,600	43.12	\$31,807	\$38,500	\$31,807	77.6	132.5	0.24	0.24	\$496	\$158,436	\$3.64	80.00	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-477-004	4591 GLENBERRY DRIVE	10/04/22	WD	03-ARMS LENGTH	\$245,000	\$91,000	37.14	\$201,728	\$91,000	\$131,807	77.6	132.5	0.24	0.24	\$496	\$158,436	\$3.64	80.00	22400	2023-031762	RES#1 - SEC 14/15/22/23
33-25-05-22-477-015	4625 GLENBERRY DRIVE	06/08/22	WD	03-ARMS LENGTH	\$263,500	\$86,700	32.90	\$173,458	\$132,098	\$36,874	78.5	150.0	0.28	0.28	\$1,022	\$291,440	\$6.69	80.00	23750	2022-0209449	RES#1 - SEC 14/15/22/23
33-25-05-22-477-016	4501 GLENBERRY DRIVE	05/26/23	WD	03-ARMS LENGTH	\$165,000	\$70,700	42.85	\$121,202	\$56,628	\$22,630	96.3	150.0	0.36	0.36	\$928	\$100,630	\$5.01	114.13	23750	2022-0204044	RES#1 - SEC 14/15/22/23
33-25-05-22-477-016	4461 HOLT ROAD	08/11/22	WD	03-ARMS LENGTH	\$154,500	\$56,300	36.44	\$112,537	\$75,994	\$75,994	71.8	138.1	0.35	0.35	\$1,055	\$218,138	\$5.01	66.00	23290	2023-028229	RES#1 - SEC 14/15/22/23
33-25-05-22-477-016	4501 GLENBERRY DRIVE	09/26/23	WD	03-ARMS LENGTH	\$263,500	\$88,500	38.89	\$182,292	\$73,930	\$35,882	76.3	132.0	0.24	0.24	\$1,029	\$322,090	\$7.19	80.00	23290	2023-030474	RES#1 - SEC 14/15/22/23
33-25-05-23-101-015	1950 AURELIUS ROAD	10/21/22	WD	03-ARMS LENGTH	\$95,000	\$65,400	68.84	\$138,166	\$10,259	\$49,011	104.3	426.9	0.81	0.81	\$98	\$12,997	\$0.29	82.50	23290	2024-008913	RES#1 - SEC 14/15/22/23
33-25-05-23-101-015	1940 AURELIUS ROAD	03/08/24	WD	03-ARMS LENGTH	\$95,000	\$65,400	68.84	\$138,166	\$10,259	\$49,011	104.3	426.9	0.81	0.81	\$98	\$12,997	\$0.29	82.50	23290	2024-008913	RES#1 - SEC 14/15/22/23
33-25-05-23-101-022	1963 ELM STREET	04/18/23	WD	03-ARMS LENGTH	\$150,000	\$69,100	46.07	\$136,842	\$60,749	\$47,991	101.3	379.5	0.72	0.72	\$600	\$84,461	\$1.94	82.50	23290	2023-020713	RES#1 - SEC 14/15/22/23
33-25-05-23-101-036	1887 ELM STREET	07/11/23	WD	03-ARMS LENGTH	\$225,000	\$87,500	38.89	\$182,292	\$73,930	\$35,882	76.3	132.0	0.24	0.24	\$1,029	\$322,090	\$7.19	80.00	23290	2023-030474	RES#1 - SEC 14/15/22/23
33-25-05-23-102-018	1898 ELM STREET	04/06/22	WD	03-ARMS LENGTH	\$173,200	\$81,900	47.29	\$163,577	\$48,836	\$30,013	83.0	132.0	0.27	0.27	\$986	\$178,154	\$4.09	96.00	23290	2022-014826	RES#1 - SEC 14/15/22/23
33-25-05-23-102-028	1935 MAPLE STREET	12/13/22	WD	03-ARMS LENGTH	\$154,000	\$56,200	36.49	\$134,646	\$49,398	\$30,044	63.9	132.0	0.20	0.20	\$773	\$245,990	\$5.67	66.00	23290	2022-010795	RES#1 - SEC 14/15/22/23
33-25-05-23-102-037	1869 MAPLE STREET	09/26/22	WD	03-ARMS LENGTH	\$369,000	\$98,500	38.50	\$207,567	\$96,627	\$43,794	93.2	132.0	0.32	0.32	\$1,033	\$302,601	\$6.95	105.00	23290	2022-036241	RES#1 - SEC 14/15/22/23
33-25-05-23-103-009	1942 MAPLE STREET	08/28/23	WD	03-ARMS LENGTH	\$240,000	\$70,200	33.43	\$166,229	\$93,815	\$30,044	63.9	132.0	0.20	0.20	\$1,468	\$469,075	\$10.77	66.00	23290	2023-030474	RES#1 - SEC 14/15/22/23
33-25-05-23-103-015	1896 MAPLE STREET	10/31/23	WD	03-ARMS LENGTH	\$240,000	\$88,500	36.88	\$166,169	\$85,382	\$41,551	63.9	132.0	0.20	0.20	\$1,336	\$426,910	\$9.80	66.00	23290	2022-042716	RES#1 - SEC 14/15/22/23
33-25-05-23-103-034	1874 MAPLE STREET	08/12/22	WD	03-ARMS LENGTH	\$230,000	\$88,500	38.39	\$150,513	\$95,391	\$41,904	89.2	132.0	0.30	0.30	\$1,070	\$317,970	\$7.30	99.00	23290	2023-041953	RES#1 - SEC 14/15/22/23
33-25-05-23-103-035	1974 MAPLE STREET	09/22/22	WD	03-ARMS LENGTH	\$160,000	\$59,300	37.06	\$120,718	\$59,326	\$30,044	63.9	132.0	0.20	0.20	\$928	\$296,630	\$6.81	66.00	23290	2022-036689	RES#1 - SEC 14/15/22/23
33-25-05-23-126-013	1973 CHESTNUT STREET	09/29/22	WD	03-ARMS LENGTH	\$190,000	\$68,200	35.89	\$150,560	\$69,484	\$30,044	63.9	132.0	0.20	0.20	\$1,061	\$339,035	\$7.78	66.00	23290	2023-010795	RES#1 - SEC 14/15/22/23
33-25-05-23-126-015	1959 CHESTNUT STREET	02/28/23	WD	03-ARMS LENGTH	\$184,900	\$72,400	38.51	\$144,737	\$67,385	\$30,044	63.9	132.0	0.20	0.20	\$1,008	\$322,135	\$7.40	66.00	23290	2022-021272	RES#1 - SEC 14/15/22/23
33-25-05-23-126-016	1959 CHESTNUT STREET	01/25/24	WD	03-ARMS LENGTH	\$170,000	\$66,500	39.12	\$147,124	\$64,427	\$41,551	63.9	132.0	0.20	0.20	\$1,295	\$413,990	\$9.50	66.00	23290	2024-01948	RES#1 - SEC 14/15/22/23
33-25-05-23-127-016	1928 CHESTNUT STREET	04/28/22	WD	03-ARMS LENGTH	\$42,300	\$42,300	35.25	\$95,948	\$54,096	\$30,044	63.9	132.0	0.20	0.20	\$846	\$270,480	\$6.21	66.00	23290	2022-021272	RES#1 - SEC 14/15/22/23
33-25-05-23-131-007	1882 WALNUT STREET	09/08/24	WD	03-ARMS LENGTH	\$208,500	\$58,700	28.15	\$167,253	\$82,798	\$41,551	63.9	132.0	0.20	0.20	\$1,165	\$346,320	\$7.95	99.00	23290	2022-090244	RES#1 - SEC 14/15/22/23
33-25-05-23-131-018	1869 CHESTNUT STREET	06/28/22	WD	03-ARMS LENGTH	\$201,015	\$69,600	34.62	\$139,023	\$103,996	\$41,904	89.2	132.0	0.30	0.30	\$1,082	\$320,868	\$7.37	100.00	23145	2022-038046	RES#1 - SEC 14/15/22/23
33-25-05-23-132-001	1916 CHESTNUT STREET	12/02/22	WD	03-ARMS LENGTH	\$132,900	\$54,900	41.31	\$133,216	\$29,728	\$30,044	63.9	132.0	0.20	0.20	\$465	\$148,640	\$3.41	66.00	23290	2022-041948	RES#1 - SEC 14/15/22/23
33-25-05-23-132-001	1916 CHESTNUT STREET	04/19/22	WD	03-ARMS LENGTH	\$209,000	\$95,300	35.73	\$164,998	\$97,223	\$42,221	89.8	132.0	0.30	0.30	\$737	\$320,868	\$7.37	100.00	23145	2022-038046	RES#1 - SEC 14/15/22/23
33-25-05-23-152-007	1795 MAPLE STREET	09/13/23	WD	03-ARMS LENGTH	\$202,000	\$78,600	35.73	\$164,998	\$97,223	\$42,221	89.8	132.0	0.30								

33-25-05-23-326-011	1709 TUSCANY LANE	02/08/24	WD	03-ARM'S LENGTH	\$207,000	\$80,300	38.79	\$174,950	\$68,335	\$36,285	55.8	321.1	0.34	0.34	\$1,224	\$200,985	\$4,61	46.15	23240	2024-004145	RES#1 - SEC 14/15/22/23
33-25-05-23-326-016	4388 STONHURST AVENUE	06/17/22	WD	03-ARM'S LENGTH	\$195,000	\$82,600	42.36	\$165,006	\$69,072	\$39,078	83.1	147.4	0.29	0.29	\$831	\$234,939	\$5,39	86.95	23240	2022-024817	RES#1 - SEC 14/15/22/23
33-25-05-23-326-018	4170 TURNBRIDGE DRIVE	12/06/22	WD	03-ARM'S LENGTH	\$201,000	\$79,900	39.75	\$175,436	\$55,646	\$30,082	64.0	122.1	0.19	0.19	\$849	\$294,423	\$6,76	67.38	23750	2022-042354	RES#1 - SEC 14/15/22/23
33-25-05-23-326-009	1625 JACQUELINE DRIVE	02/24/23	WD	03-ARM'S LENGTH	\$196,000	\$88,700	35.05	\$152,674	\$77,352	\$29,026	61.8	115.0	0.17	0.17	\$1,172	\$405,816	\$8,55	66.00	23750	2023-014789	RES#1 - SEC 14/15/22/23
33-25-05-23-326-004	1618 JACQUELINE DRIVE	07/26/23	WD	03-ARM'S LENGTH	\$215,000	\$73,600	34.23	\$165,744	\$79,282	\$29,026	61.8	115.0	0.17	0.17	\$1,284	\$465,644	\$10,45	66.00	23750	2023-034050	RES#1 - SEC 14/15/22/23
33-25-05-23-351-006	1601 GRAYRIARS AVENUE	05/26/22	WD	03-ARM'S LENGTH	\$170,000	\$64,000	37.65	\$127,897	\$70,133	\$28,660	59.6	100.0	0.15	0.15	\$1,176	\$451,802	\$11,90	69.06	23240	2022-022723	RES#1 - SEC 14/15/22/23
33-25-05-23-352-033	4364 WILLESDON AVENUE	10/18/23	WD	03-ARM'S LENGTH	\$175,000	\$70,400	40.23	\$155,255	\$59,412	\$39,667	61.0	109.6	0.17	0.17	\$908	\$383,807	\$7,66	66.00	23240	2023-040895	RES#1 - SEC 14/15/22/23
33-25-05-23-352-001	4372 WILLESDON AVENUE	05/13/22	WD	03-ARM'S LENGTH	\$200,000	\$77,800	38.90	\$155,488	\$74,388	\$29,877	63.6	108.6	0.17	0.17	\$432,488	\$9,93	68.92	66.00	23240	2022-022098	RES#1 - SEC 14/15/22/23
33-25-05-23-352-014	4406 WILLESDON AVENUE	08/10/23	WD	03-ARM'S LENGTH	\$215,000	\$77,500	34.19	\$165,577	\$79,729	\$28,306	60.2	104.0	0.16	0.16	\$1,324	\$504,614	\$11,58	66.00	23240	2023-035107	RES#1 - SEC 14/15/22/23
33-25-05-23-354-012	4383 REXFORD AVENUE	10/19/22	WD	03-ARM'S LENGTH	\$195,000	\$65,700	33.69	\$145,285	\$78,929	\$29,214	62.2	118.0	0.18	0.18	\$1,224	\$440,644	\$10,12	66.00	23240	2022-038025	RES#1 - SEC 14/15/22/23
33-25-05-23-354-021	4384 DAVENPORT DRIVE	06/30/22	WD	03-ARM'S LENGTH	\$210,000	\$87,700	41.76	\$201,447	\$37,767	\$29,214	62.2	118.0	0.18	0.18	\$608	\$520,989	\$4,84	66.00	23240	2022-027389	RES#1 - SEC 14/15/22/23
33-25-05-23-354-026	1561 HUNTSIRE DRIVE	08/12/24	WD	03-ARM'S LENGTH	\$226,000	\$79,100	35.00	\$174,561	\$97,634	\$46,195	71.1	101.8	0.19	0.19	\$507,751	\$427,821	\$9,82	80.00	23240	2024-005055	RES#1 - SEC 14/15/22/23
33-25-05-23-376-001	1588 GRAYRIARS AVENUE	06/17/22	WD	03-ARM'S LENGTH	\$180,000	\$65,900	36.61	\$139,694	\$69,880	\$28,374	60.4	105.0	0.16	0.16	\$1,154	\$438,239	\$10,06	66.00	23240	2023-031282	RES#1 - SEC 14/15/22/23
33-25-05-23-376-002	1580 GRAYRIARS AVENUE	07/07/22	WD	03-ARM'S LENGTH	\$169,900	\$65,900	38.79	\$131,663	\$66,267	\$28,690	59.6	100.0	0.15	0.15	\$1,111	\$435,967	\$10,01	66.00	23240	2022-026764	RES#1 - SEC 14/15/22/23
33-25-05-23-376-005	4425 WILLESDON AVENUE	07/18/22	WD	03-ARM'S LENGTH	\$199,000	\$77,200	40.63	\$152,538	\$66,961	\$28,899	61.5	113.0	0.17	0.17	\$1,079	\$388,076	\$8,91	66.00	23240	2022-027756	RES#1 - SEC 14/15/22/23
33-25-05-23-376-011	4389 WILLESDON AVENUE	09/15/22	WD	03-ARM'S LENGTH	\$163,000	\$78,100	47.91	\$166,595	\$25,304	\$28,899	61.5	113.0	0.17	0.17	\$412	\$147,977	\$3,40	66.00	23240	2023-019539	RES#1 - SEC 14/15/22/23
33-25-05-23-376-014	4375 WILLESDON AVENUE	08/19/22	WD	03-ARM'S LENGTH	\$199,000	\$79,400	39.90	\$176,334	\$51,841	\$29,175	62.1	113.1	0.17	0.17	\$835	\$299,659	\$6,88	66.00	23240	2022-027756	RES#1 - SEC 14/15/22/23
33-25-05-23-376-031	1607 HUNTSIRE DRIVE	09/16/23	WD	03-ARM'S LENGTH	\$220,000	\$82,400	39.24	\$181,127	\$72,808	\$43,935	67.6	112.0	0.19	0.19	\$1,077	\$389,348	\$8,94	72.72	23240	2024-006055	RES#1 - SEC 14/15/22/23
33-25-05-23-376-032	1601 HUNTSIRE DRIVE	02/16/23	WD	03-ARM'S LENGTH	\$185,509	\$62,900	37.33	\$150,732	\$45,712	\$27,944	59.5	105.0	0.16	0.16	\$789	\$291,159	\$6,68	65.00	23240	2022-019064	RES#1 - SEC 14/15/22/23
33-25-05-23-376-041	4406 REXFORD AVENUE	04/26/24	WD	03-ARM'S LENGTH	\$180,000	\$66,600	43.57	\$176,097	\$37,277	\$28,374	60.4	105.0	0.17	0.17	\$617	\$234,447	\$5,38	66.00	23240	2023-007864	RES#1 - SEC 14/15/22/23
33-25-05-23-376-046	4376 REXFORD AVENUE	10/10/22	WD	03-ARM'S LENGTH	\$203,000	\$73,900	36.21	\$163,147	\$68,752	\$28,899	61.5	113.0	0.17	0.17	\$1,118	\$402,058	\$9,23	66.00	23240	2022-036933	RES#1 - SEC 14/15/22/23
33-25-05-23-378-001	1612 TUSCANY LANE	11/14/22	WD	03-ARM'S LENGTH	\$177,500	\$67,300	37.92	\$148,061	\$64,194	\$34,755	73.9	118.4	0.22	0.22	\$868	\$295,925	\$6,79	80.00	23240	2022-040699	RES#1 - SEC 14/15/22/23
33-25-05-23-378-007	1576 TUSCANY LANE	04/12/22	WD	03-ARM'S LENGTH	\$131,500	\$66,800	50.80	\$147,850	\$12,503	\$28,853	61.4	112.3	0.17	0.17	\$504	\$73,547	\$1,69	66.00	23240	2022-031119	RES#1 - SEC 14/15/22/23
33-25-05-23-378-030	4211 BARKLEY DRIVE	03/28/24	WD	03-ARM'S LENGTH	\$200,000	\$72,700	38.26	\$158,813	\$60,040	\$28,853	61.4	112.3	0.17	0.17	\$978	\$353,176	\$8,11	66.00	23240	2023-018798	RES#1 - SEC 14/15/22/23
33-25-05-23-380-014	1526 BARKLEY DRIVE	03/31/23	WD	03-ARM'S LENGTH	\$200,000	\$77,400	35.45	\$160,895	\$81,492	\$42,387	65.2	115.0	0.18	0.18	\$1,250	\$442,891	\$10,17	68.89	23750	2023-000408	RES#1 - SEC 14/15/22/23
33-25-05-23-380-015	1520 BARKLEY DRIVE	06/10/22	WD	03-ARM'S LENGTH	\$183,000	\$74,700	39.73	\$153,085	\$60,261	\$30,346	64.6	115.0	0.18	0.18	\$933	\$331,104	\$7,60	69.00	23750	2024-008353	RES#1 - SEC 14/15/22/23
33-25-05-23-402-013	4189 WAINSTEAD DRIVE	07/14/22	WD	03-ARM'S LENGTH	\$175,000	\$69,500	39.71	\$137,471	\$66,555	\$29,026	61.8	115.0	0.18	0.18	\$1,363	\$483,385	\$11,10	66.00	23750	2022-024205	RES#1 - SEC 14/15/22/23
33-25-05-23-402-014	4201 WAINSTEAD DRIVE	07/09/22	WD	03-ARM'S LENGTH	\$187,000	\$66,800	35.72	\$133,577	\$87,927	\$34,504	73.4	115.0	0.21	0.21	\$1,198	\$416,716	\$9,57	80.00	23750	2022-027792	RES#1 - SEC 14/15/22/23
Totals:					\$40,619,251	\$14,030,900	34.54	\$34,911,367	\$14,151,640	\$8,443,190	16,395.1	75.6	144.9	0.27	244,364.55	244,364.55	57.66	\$5.61			

2025 RATES:

\$5.00/sf
\$750/FF

LAND TABLE: 15020 - AULTJUNWOOD CONDOS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Per/Page	Land Table
33-25-05-15-227-040	2415 AURELIUS ROAD	08/09/22	WD	03-ARM'S LENGTH	\$225,000	\$76,500	33.63	\$221,158	\$23,802	\$17,460	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2022-023840	AULTJUNWOOD CONDOS
33-25-05-15-227-043	2415 AURELIUS ROAD	05/25/22	WD	03-ARM'S LENGTH	\$225,000	\$82,200	36.53	\$222,862	\$20,568	\$18,430	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2022-023840	AULTJUNWOOD CONDOS
33-25-05-15-227-040	2415 AURELIUS ROAD	07/22/22	WD	03-ARM'S LENGTH	\$211,150	\$76,800	36.37	\$203,402	\$25,208	\$17,460	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2022-0238516	AULTJUNWOOD CONDOS
33-25-05-15-227-042	2415 AURELIUS ROAD	01/12/24	WD	03-ARM'S LENGTH	\$238,900	\$95,600	39.93	\$226,017	\$31,313	\$18,430	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2024-001038	AULTJUNWOOD CONDOS
33-25-05-15-227-045	2415 AURELIUS ROAD	07/11/22	WD	03-ARM'S LENGTH	\$225,000	\$37,300	16.58	\$241,675	\$1,755	\$18,430	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	20022-033357	AULTJUNWOOD CONDOS
33-25-05-15-227-046	2415 AURELIUS ROAD	05/02/22	WD	03-ARM'S LENGTH	\$210,000	\$36,300	17.29	\$212,108	\$9,352	\$17,460	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2022-019946	AULTJUNWOOD CONDOS
Totals:					\$1,337,550	\$404,500	30.24	\$1,333,222	\$111,998	\$107,670	0.0	0.0	0.00	6.00	Average	Average	Average				
					Sale Ratio =>	Std. Dev =>	10.36						per Unit=>	18,666.33	per SqFt=>	#DIV/0!					

2024 Rate \$17,962/unit.
2025 rate use \$18,700.

LAND TABLE: 15570 - WYNDHAM HILLS CONDOS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Per/Page	Land Table
33-25-05-15-377-006	2062 WYNDHAM HILLS DRIVE	09/15/23	WD	03-ARM'S LENGTH	\$220,000	\$109,300	46.95	\$252,825	\$17,125	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2023-019265	WYNDHAM HILLS
33-25-05-15-377-019	2053 WYNDHAM HILLS DRIVE	06/30/22	PIA	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$265,827	(\$827)	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016		WYNDHAM HILLS
33-25-05-15-377-022	2043 WYNDHAM HILLS DRIVE	11/28/22	WD	03-ARM'S LENGTH	\$220,000	\$90,300	41.05	\$268,105	\$1,895	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2022-041256	WYNDHAM HILLS
33-25-05-15-378-029	2068 WOVEN HEART DRIVE	09/27/23	WD	03-ARM'S LENGTH	\$250,000	\$129,800	51.92	\$318,783	(\$58,783)	\$50,000	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15016	2023-039161	WYNDHAM HILLS
Totals:					\$905,000	\$423,500	46.80	\$1,105,540	(\$540)	\$200,000	0.0	0.0	0.00	4.00	Average	Average	Average				
					Sale Ratio =>	Std. Dev =>	4.45						per Net Acre=>	(135.00)	per SqFt=>	#DIV/0!					

2024 - Site Values \$50,000.
Comparable condo unit \$/unit \$18,000-19,000.

Use \$19,000 per site for 2025.

LAND TABLE: 16027 - BARCLEY TRACE AND 16059 - CAPTAINS COVE CONDOS (COMBINED)

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Per/Page	Land Table
33-25-05-16-226-030	5041 WILLUGHBY ROAD	11/30/23	WD	03-ARM'S LENGTH	\$150,000	\$67,300	44.87	\$145,807	\$32,921	\$28,728	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	16040	2023-044059	CAPTAINS COVE CONDOS
Totals:					\$150,000	\$67,300	44.87	\$145,807	\$32,921	\$28,728	0.0	0.0	0.00	1.00	Average	Average	Average				
					Sale Ratio =>	Std. Dev =>	#DIV/0!						per Net Acre=>	\$32,921.00	per SqFt=>	#DIV/0!					

Only ONE sale between both condo developments.
Barclay Trace total of 6 units,
Captains Cove total of 8 units. ECFs combined for 2024.

2024 rates: Barclay/Trace \$27,000/unit
Captains Cove \$23,625/unit
2025 rates: Use \$28,000/unit for both developments.

LAND TABLE: 16521 - WILLOUGHBY OAKS CONDOS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table
33-25-05-16-228-023	5051 WILLOUGHBY ROAD	03/08/24	WD	03-ARM'S LENGTH	\$229,000	\$113,700	49.65	\$213,936	\$42,280	\$27,216	0.0	0.0	0.00	1.00	#/IV/01	#/IV/01	#/IV/01	0.00	15016	2024-008256	WILLOUGHBY OAKS CONDOS
Totals:					\$229,000	\$113,700	49.65	\$213,936	\$42,280	\$27,216	0.0	0.0	0.00	1.00	Average per FF=>	Average per Net Acre=>	Average per SQFt=>				

2024 RATES: \$27,000 PER UNIT
 COMPARABLE DEVELOPMENTS @ \$19,000/UNIT
 2025 RATE: USE \$20,000/UNIT

LAND TABLE: 19250 - COUNTRY CROSSROADS SUBDIVISION

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table	
33-25-05-19-104-016	1941 BOYSENBERRY LANE	08/31/22	WD	03-ARM'S LENGTH	\$405,000	\$156,808	38.22	\$322,388	\$138,964	\$57,302	106.1	129.6	0.35	0.35	\$1,319	\$398,701	\$9.15	118.00	19250	2022-039871	COUNTRY CROSSROADS	
33-25-05-19-102-001	1968 BOYSENBERRY LANE	06/20/23	WD	03-ARM'S LENGTH	\$280,000	\$155,900	55.68	\$328,826	\$20,053	\$68,879	127.6	69.1	0.35	0.35	\$157	\$57,458	\$1.32	220.06	19250	2023-030916	COUNTRY CROSSROADS	
33-25-05-19-102-001	1968 BOYSENBERRY LANE	06/20/23	WD	03-ARM'S LENGTH	\$388,950	\$155,900	40.08	\$328,826	\$129,003	\$68,879	127.6	69.1	0.35	0.35	\$1,011	\$369,636	\$8.49	220.06	19250	2023-030917	COUNTRY CROSSROADS	
33-25-05-19-104-008	1881 SUNSHINE PATH	08/23/23	WD	03-ARM'S LENGTH	\$569,900	\$181,500	33.01	\$520,238	\$66,508	\$56,846	105.3	132.0	0.35	0.35	\$822	\$247,165	\$5.67	115.50	19250	2023-031445	COUNTRY CROSSROADS	
33-25-05-19-104-008	1892 CROSSROADS DRIVE	02/13/23	WD	03-ARM'S LENGTH	\$395,000	\$182,700	46.25	\$403,214	\$49,294	\$57,508	106.5	182.0	0.40	0.40	\$463	\$122,928	\$2.82	95.88	19250	2023-004165	COUNTRY CROSSROADS	
33-25-05-19-104-010	1910 SUNSHINE PATH	03/17/23	WD	03-ARM'S LENGTH	\$389,900	\$21,500	5.51	\$324,865	\$119,043	\$54,008	100.0	150.1	0.34	0.34	\$1,190	\$346,055	\$7.94	99.99	19250	2023-018682	COUNTRY CROSSROADS	
Totals:					\$2,408,750	\$854,300	35.47	\$2,228,327	\$543,845	\$363,422	673.0	808	Average per FF=>	Average per Net Acre=>	Average per SQFt=>							

2024 rates: \$650/FF
 2025 Rates: \$700/FF conservatively, similar to Holt Area Res Rates land table, Despite this study supporting higher @ \$800/FF.

2017 - HOLT RES RATES

LAND TABLE

Parcel Number	Street Address	Site Date	Inst.	Terms of Sale	Adj. Sale \$	Ass'd when Sold	Ass'd/Adj.	Site	Cur. Appraisal	Land Residual	Est. Land Value	Effect From	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Lot/Fiber/Page	Other Parcels in Sale	Land Table
33-25-05-01-351-003	3925 BAYBERRY LANE	09/09/22	WD	03-ARMS LENGTH	\$989,000	\$139,500	44.82	40.72	\$280,655	\$88,161	\$352,224	100.0	0.0	0.38	0.38	\$742	\$215,934	\$4.94	110.00	01246	2022-095164		HOLT AREA - RES RATES
33-25-05-01-352-005	3050 IVYWOOD LANE	09/20/22	WD	03-ARMS LENGTH	\$305,000	\$124,200	40.72	40.72	\$279,811	\$77,189	\$52,000	100.0	0.0	0.37	0.37	\$772	\$210,924	\$4.83	100.00	01246	2022-099759		HOLT AREA - RES RATES
33-25-05-01-353-001	3900 BAYBERRY LANE	08/19/22	WD	03-ARMS LENGTH	\$285,000	\$127,900	44.88	44.88	\$285,541	\$78,831	\$35,372	150.0	0.0	0.38	0.38	\$526	\$209,101	\$4.80	150.00	01246	2022-092042		HOLT AREA - RES RATES
33-25-05-01-355-001	3930 APPLEBERRY LANE	06/03/22	WD	03-ARMS LENGTH	\$292,000	\$108,000	36.99	36.99	\$233,216	\$120,702	\$42,434	101.0	0.0	0.34	0.34	\$1,795	\$59,290	\$6.10	101.00	01246	2022-024434		HOLT AREA - RES RATES
33-25-05-01-356-004	3099 ROSHILL DRIVE	08/29/22	WD	03-ARMS LENGTH	\$299,000	\$111,000	37.12	37.12	\$249,965	\$100,078	\$51,005	100.1	0.0	0.36	0.36	\$1,000	\$277,224	\$6.36	100.12	01246	2022-093751		HOLT AREA - RES RATES
33-25-05-01-356-005	3105 ROSEHILL DRIVE	09/30/22	WD	03-ARMS LENGTH	\$240,000	\$111,700	46.96	46.96	\$153,774	\$39,973	\$53,765	99.7	0.0	0.38	0.38	\$401	\$105,192	\$2.41	99.73	01246	2022-006689		HOLT AREA - RES RATES
33-25-05-07-428-001	2850 EATON RAPIDS ROAD	08/16/23	WD	03-ARMS LENGTH	\$146,000	\$82,700	60.81	60.81	\$171,874	\$34,126	\$70,000	176.3	280.0	0.85	0.85	\$194	\$40,243	\$0.92	132.00	07300	2023-004086		HOLT AREA - RES RATES
33-25-05-07-428-002	2673 GIBBERT ROAD	07/19/23	WD	03-ARMS LENGTH	\$200,000	\$77,400	38.70	38.70	\$161,581	\$66,000	\$49,979	92.6	214.5	0.33	0.33	\$955	\$271,964	\$6.24	66.00	07300	2023-038309		HOLT AREA - RES RATES
33-25-05-07-428-007	2673 GIBBERT ROAD	04/13/23	WD	03-ARMS LENGTH	\$115,000	\$49,900	43.39	43.39	\$99,811	\$66,000	\$49,979	92.6	214.5	0.33	0.33	\$955	\$271,964	\$6.24	66.00	07300	2023-038309		HOLT AREA - RES RATES
33-25-05-07-428-006	2710 FRANK STREET	04/18/22	WD	03-ARMS LENGTH	\$225,000	\$73,600	32.71	32.71	\$147,171	\$121,339	\$49,812	96.2	187.5	0.32	0.32	\$705	\$201,241	\$4.62	75.00	07300	2023-019971		HOLT AREA - RES RATES
33-25-05-07-428-011	2666 FRANK STREET	09/22/22	WD	03-ARMS LENGTH	\$236,000	\$72,300	36.99	36.99	\$199,023	\$68,789	\$40,812	92.2	187.5	0.32	0.32	\$941	\$268,697	\$5.17	75.00	07300	2022-016652		HOLT AREA - RES RATES
33-25-05-07-428-012	2666 FRANK STREET	05/06/22	WD	03-ARMS LENGTH	\$146,900	\$72,100	49.08	49.08	\$144,019	\$43,553	\$40,672	90.4	187.5	0.31	0.31	\$482	\$140,494	\$3.23	72.00	07300	2022-019728		HOLT AREA - RES RATES
33-25-05-07-428-025	2725 GROVENBURG ROAD	10/19/22	WD	03-ARMS LENGTH	\$190,000	\$71,900	55.31	55.31	\$165,795	\$13,416	\$49,211	91.1	183.0	0.32	0.32	\$1,477	\$42,590	\$0.98	75.00	07300	2022-039786		HOLT AREA - RES RATES
33-25-05-07-428-040	2831 GROVENBURG ROAD	11/06/24	WD	03-ARMS LENGTH	\$230,900	\$81,400	37.92	37.92	\$197,259	\$94,267	\$56,026	86.2	187.5	0.29	0.29	\$1,094	\$328,456	\$7.54	71.50	07300	2023-043135		HOLT AREA - RES RATES
33-25-05-08-305-002	5850 CALETA DRIVE	01/09/24	WD	03-ARMS LENGTH	\$310,000	\$141,700	45.71	45.71	\$370,455	\$1,130	\$61,585	128.4	0.0	0.44	0.44	\$9	\$2,562	\$0.06	128.40	08018	2024-001285		HOLT AREA - RES RATES
33-25-05-08-307-006	5815 CALETA DRIVE	06/28/23	WD	03-ARMS LENGTH	\$360,000	\$92,700	25.61	25.61	\$424,596	\$21,947	\$54,164	89.0	0.0	0.46	0.46	\$152	\$29,949	\$0.67	89.00	08018	2023-031280		HOLT AREA - RES RATES
33-25-05-08-327-010	5810 CARTAGO DRIVE	06/28/23	WD	03-ARMS LENGTH	\$360,000	\$92,700	25.61	25.61	\$424,596	\$21,947	\$54,164	89.0	0.0	0.46	0.46	\$152	\$29,949	\$0.67	89.00	08018	2023-031280		HOLT AREA - RES RATES
33-25-05-08-327-004	2634 LITTLE HICKORY DRIVE	01/31/24	WD	03-ARMS LENGTH	\$353,900	\$162,600	46.08	46.08	\$397,644	\$68,253	\$52,997	85.0	0.0	0.34	0.34	\$803	\$201,932	\$4.64	85.00	08018	2024-002255		HOLT AREA - RES RATES
33-25-05-08-329-004	5749 CARTAGO DRIVE	01/09/23	WD	03-ARMS LENGTH	\$289,900	\$143,000	49.33	49.33	\$315,878	\$44,022	\$70,000	79.4	0.0	0.29	0.29	\$555	\$62,443	\$1.43	79.35	08017	2023-001358		HOLT AREA - RES RATES
33-25-05-08-352-001	5990 HORSTMAYER ROAD	08/01/23	WD	03-ARMS LENGTH	\$350,000	\$123,700	36.17	36.17	\$371,094	\$6,161	\$35,255	87.8	0.0	0.25	0.25	\$70	\$24,743	\$0.57	87.81	08017	2022-025846		HOLT AREA - RES RATES
33-25-05-08-352-021	2603 AYSRSHIRE DRIVE	10/06/23	WD	03-ARMS LENGTH	\$300,000	\$78,900	26.23	26.23	\$314,831	\$55,156	\$50,007	85.7	0.0	0.32	0.32	\$994	\$266,947	\$6.13	85.68	08018	2023-035256		HOLT AREA - RES RATES
33-25-05-08-353-029	5801 MAGWILLANWAY	03/08/24	WD	03-ARMS LENGTH	\$327,000	\$159,700	48.84	48.84	\$327,740	\$45,322	\$45,082	80.0	0.0	0.29	0.29	\$567	\$154,156	\$3.54	80.00	08018	2024-005410		HOLT AREA - RES RATES
33-25-05-08-376-002	2506 SANIBEL HOLLOW	06/16/22	WD	03-ARMS LENGTH	\$322,000	\$131,300	40.15	40.15	\$369,693	\$19,253	\$55,986	86.1	0.0	0.40	0.40	\$226	\$48,742	\$1.12	86.08	08017	2022-025997		HOLT AREA - RES RATES
33-25-05-08-377-003	2539 SANIBEL HOLLOW	06/30/23	WD	03-ARMS LENGTH	\$510,000	\$239,600	46.98	46.98	\$501,284	\$78,174	\$70,000	70.8	0.0	0.75	0.75	\$1,111	\$105,982	\$2.41	80.08	08017	2023-0302057		HOLT AREA - RES RATES
33-25-05-08-377-009	2583 SANIBEL HOLLOW	06/30/23	WD	03-ARMS LENGTH	\$465,000	\$145,300	38.53	38.53	\$304,129	\$94,568	\$31,897	81.6	0.0	0.24	0.24	\$1,159	\$395,682	\$9.08	81.57	08017	2023-0302057		HOLT AREA - RES RATES
33-25-05-08-377-010	2593 SANIBEL HOLLOW	06/30/23	WD	03-ARMS LENGTH	\$372,000	\$137,800	37.04	37.04	\$321,893	\$32,963	\$30,665	93.0	0.0	0.29	0.29	\$690	\$229,692	\$5.14	80.86	08017	2023-021055		HOLT AREA - RES RATES
33-25-05-08-380-001	5800 HORSTMAYER ROAD	02/07/24	WD	03-ARMS LENGTH	\$340,000	\$131,600	40.24	40.24	\$261,963	\$55,666	\$37,659	85.2	0.0	0.24	0.24	\$690	\$229,692	\$5.14	85.15	08017	2023-0302057		HOLT AREA - RES RATES
33-25-05-08-380-012	2631 SANIBEL HOLLOW	11/16/23	WD	03-ARMS LENGTH	\$370,000	\$137,000	38.53	38.53	\$304,129	\$94,568	\$31,897	81.6	0.0	0.24	0.24	\$1,159	\$395,682	\$9.08	81.57	08017	2023-0302057		HOLT AREA - RES RATES
33-25-05-08-381-001	2602 HORSTMAYER ROAD	08/06/22	WD	03-ARMS LENGTH	\$165,000	\$57,300	40.79	40.79	\$140,498	\$72,581	\$48,079	96.0	0.0	0.67	0.67	\$125	\$79,473	\$1.82	215.11	11365	2023-030198		HOLT AREA - RES RATES
33-25-05-08-382-001	2599 HORSTMAYER ROAD	04/15/22	WD	03-ARMS LENGTH	\$440,000	\$155,100	34.34	34.34	\$461,050	\$28,862	\$41,912	215.1	0.0	0.34	0.34	\$764	\$213,474	\$4.90	95.00	11365	2023-028508		HOLT AREA - RES RATES
33-25-05-11-227-001	4114 PINE DELL DRIVE NORTH	06/09/23	WD	03-ARMS LENGTH	\$200,000	\$85,600	42.80	42.80	\$177,989	\$92,001	\$70,000	90.0	0.0	0.28	0.28	\$125	\$34,021	\$0.78	93.01	08017	2022-034040		HOLT AREA - RES RATES
33-25-05-11-276-004	2846 MEMORY LANE	07/14/22	WD	03-ARMS LENGTH	\$155,000	\$57,500	37.45	37.45	\$220,517	\$72,581	\$48,079	96.0	0.0	0.34	0.34	\$764	\$213,474	\$4.90	95.00	11365	2023-030198		HOLT AREA - RES RATES
33-25-05-11-278-007	2816 MEMORY LANE	05/11/22	WD	03-ARMS LENGTH	\$255,000	\$95,300	40.79	40.79	\$140,498	\$72,581	\$48,079	96.0	0.0	0.34	0.34	\$764	\$213,474	\$4.90	95.00	11365	2023-030198		HOLT AREA - RES RATES
33-25-05-11-279-006	4079 BONNYVIEW DRIVE	01/09/23	WD	03-ARMS LENGTH	\$187,400	\$75,000	40.02	40.02	\$165,633	\$75,279	\$65,512	52.0	0.0	0.94	0.94	\$1,047	\$22,129	\$5.13	51.96	11365	2023-001360		HOLT AREA - RES RATES
33-25-05-11-279-025	4053 PINE DELL DRIVE SOUTH	11/02/23	WD	03-ARMS LENGTH	\$309,000	\$130,300	40.28	40.28	\$208,698	\$104,672	\$69,769	100.0	0.0	0.47	0.47	\$1,047	\$22,129	\$5.13	100.00	11365	2023-042944		HOLT AREA - RES RATES
33-25-05-12-101-013	2979 WHISTLEWOOD WAY	06/30/22	WD	03-ARMS LENGTH	\$303,000	\$108,600	43.00	43.00	\$263,568	\$88,198	\$48,761	100.0	0.0	0.34	0.34	\$882	\$256,950	\$3.89	100.00	01246	2022-026664		HOLT AREA - RES RATES
33-25-05-12-102-008	3975 CAMPERDOWN DRIVE	04/28/22	WD	03-ARMS LENGTH	\$325,000	\$108,600	33.42	33.42	\$214,910	\$139,808	\$48,718	223.1	0.0	0.33	0.33	\$689	\$486,950	\$5.45	223.14	01246	2022-018084		HOLT AREA - RES RATES
33-25-05-12-103-004	3975 CAMPERDOWN DRIVE	06/09/23	WD	03-ARMS LENGTH	\$287,500	\$121,900	42.40	42.40	\$254,416	\$81,959	\$48,865	100.0	0.0	0.35	0.35	\$819	\$237,533	\$5.45	100.00	01246	2023-030731		HOLT AREA - RES RATES
33-25-05-12-103-020	3910 MAYAPPLE LANE	02/02/23	WD	03-ARMS LENGTH	\$348,400	\$122,400	35.13	35.13	\$307,299	\$48,954	\$48,954	92.0	0.0	0.35	0.35	\$979	\$260,275	\$5.98	92.00	01246	2022-030947		HOLT AREA - RES RATES
33-25-05-12-103-021	3910 MAYAPPLE LANE	10/04/22	WD	03-ARMS LENGTH	\$350,000	\$123,800	35.36	35.36	\$244,754	\$128,106	\$48,762	100.0	0.0	0.34	0.34	\$720	\$209,427	\$4.81	100.00	01246	2022-036744		HOLT AREA - RES RATES
33-25-05-12-126-005	2941 BEETH RIDGE DRIVE	07/08/22	WD	03-ARMS LENGTH	\$269,000	\$100,700	40.28	40.28	\$226,719	\$74,000	\$48,762	100.0	0.0	0.34	0.34	\$720	\$209,427	\$4.81	100.00	01246	2022-036744		HOLT AREA - RES RATES
33-25-05-12-152-005	2801 DELRIDGE DRIVE																						

33-25-05-12-366-012	3864 WILLOUGHBY ROAD	11/15/23	WD	03-ARMS LENGTH	\$240,000	\$90,000	37.50	\$197,120	\$122,870	\$79,990	104.0	0.0	0.68	0.68	\$1,181	\$181,760	\$4,17	104.00	12370	2023-042917	HOLT AREA - RES RATES
33-25-05-12-366-013	3852 WILLOUGHBY ROAD	04/28/23	WD	03-ARMS LENGTH	\$300,000	\$118,100	39.37	\$505,246	\$64,754	\$70,000	123.8	0.0	0.87	0.80	\$523	\$80,550	\$1,85	123.75	12370	2023-028824	HOLT AREA - RES RATES
33-25-05-12-404-004	RAMPARTIE PATH	08/09/22	WD	03-ARMS LENGTH	\$37,500	\$28,500	76.00	\$700,000	\$70,000	\$70,000	131.0	0.0	0.80	0.87	\$286	\$42,500	\$0.99	131.00	12287	2022-039719	HOLT AREA - RES RATES
33-25-05-12-427-002	2712 FONTAINE TRAIL	08/18/22	WD	03-ARMS LENGTH	\$262,000	\$136,700	52.18	\$312,552	\$19,448	\$70,000	121.0	0.0	1.43	1.43	\$161	\$13,950	\$0.91	121.00	12287	2022-031866	HOLT AREA - RES RATES
33-25-05-12-428-012	3880 SORORITY LANE	10/19/22	WD	03-ARMS LENGTH	\$335,000	\$128,200	38.27	\$301,548	\$82,746	\$46,294	106.4	0.0	0.35	0.35	\$778	\$23,776	\$5.46	106.41	12200	2022-008909	HOLT AREA - RES RATES
33-25-05-12-430-005	3601 ALLIUM DRIVE	04/12/23	WD	03-ARMS LENGTH	\$275,000	\$130,400	47.22	\$293,229	\$46,697	\$46,697	219.2	0.0	0.34	0.34	\$139	\$88,570	\$2.03	219.19	12200	2023-002988	HOLT AREA - RES RATES
33-25-05-12-431-002	3591 ORCHID LANE	01/19/23	WD	03-ARMS LENGTH	\$335,000	\$150,900	43.11	\$296,347	\$101,527	\$60,874	105.0	0.0	0.35	0.35	\$967	\$288,429	\$6.62	105.00	12200	2023-020058	HOLT AREA - RES RATES
33-25-05-12-452-010	2525 VARIETY LANE	10/09/22	WD	03-ARMS LENGTH	\$320,000	\$146,800	45.88	\$335,715	\$48,794	\$40,449	107.4	0.0	0.35	0.35	\$454	\$139,639	\$3.21	107.35	12200	2023-022443	HOLT AREA - RES RATES
33-25-05-12-453-003	3855 GRAUDETTE WAY	07/15/22	WD	03-ARMS LENGTH	\$351,000	\$125,000	35.61	\$256,169	\$145,576	\$50,745	100.0	0.0	0.36	0.36	\$711	\$104,059	\$2.99	100.00	12200	2022-037133	HOLT AREA - RES RATES
33-25-05-12-454-015	3656 SCHOLAR LANE	06/10/22	WD	03-ARMS LENGTH	\$354,248	\$131,900	37.18	\$287,651	\$59,854	\$57,525	209.6	0.0	0.41	0.41	\$333	\$172,954	\$3.95	209.64	12200	2022-038805	HOLT AREA - RES RATES
33-25-05-12-454-011	2810 LAUREATE DRIVE	07/28/22	WD	03-ARMS LENGTH	\$351,000	\$136,400	38.86	\$300,060	\$96,062	\$45,093	108.3	0.0	0.38	0.38	\$886	\$251,471	\$5.77	108.46	12200	2022-029073	HOLT AREA - RES RATES
33-25-05-12-455-020	3613 OBSERVATORY LANE	06/06/22	WD	03-ARMS LENGTH	\$390,000	\$149,200	38.00	\$300,080	\$145,299	\$55,359	120.5	0.0	0.39	0.39	\$1,206	\$371,609	\$8.53	120.45	12200	2022-029791	HOLT AREA - RES RATES
33-25-05-12-456-004	3725 OBSERVATORY LANE	04/08/22	WD	03-ARMS LENGTH	\$360,000	\$164,200	45.61	\$343,060	\$61,508	\$54,572	156.4	0.0	0.36	0.36	\$993	\$171,331	\$3.99	156.97	12200	2022-015945	HOLT AREA - RES RATES
33-25-05-12-457-003	2595 VARIETY LANE	04/03/23	WD	03-ARMS LENGTH	\$333,000	\$137,400	41.01	\$293,360	\$61,227	\$53,587	103.5	0.0	0.37	0.37	\$911	\$253,981	\$5.83	103.45	12200	2023-015089	HOLT AREA - RES RATES
33-25-05-12-458-003	3734 OBSERVATORY LANE	09/18/24	WD	03-ARMS LENGTH	\$354,900	\$157,800	44.46	\$358,964	\$49,878	\$53,962	107.3	0.0	0.34	0.34	\$465	\$144,994	\$3.33	107.25	12200	2024-005580	HOLT AREA - RES RATES
33-25-05-12-458-016	2620 OBSERVATORY LANE	10/10/23	WD	03-ARMS LENGTH	\$401,000	\$173,500	43.27	\$363,546	\$108,626	\$71,172	173.7	0.0	0.56	0.56	\$625	\$192,941	\$4.43	173.68	12200	2023-040102	HOLT AREA - RES RATES
33-25-05-12-458-017	2555 SORORITY LANE	06/02/22	WD	03-ARMS LENGTH	\$390,000	\$183,100	46.95	\$382,722	\$76,862	\$69,585	97.9	0.0	0.56	0.56	\$785	\$136,280	\$3.13	97.88	12200	2023-029638	HOLT AREA - RES RATES
33-25-05-12-477-020	3525 LAUREATE DRIVE	08/31/23	WD	03-ARMS LENGTH	\$435,000	\$203,400	46.76	\$493,000	\$66,674	\$64,674	74.5	0.0	0.48	0.48	\$966	\$138,904	\$3.19	74.45	12200	2023-037122	HOLT AREA - RES RATES
33-25-05-13-100-015	2463 TIFFANY LANE	11/16/23	WD	03-ARMS LENGTH	\$280,000	\$95,600	36.77	\$225,273	\$87,870	\$51,143	158.4	0.0	0.34	0.34	\$555	\$259,204	\$5.95	158.42	13150	2023-043075	HOLT AREA - RES RATES
33-25-05-13-100-002	3899 WILLOUGHBY ROAD	01/21/23	WD	03-ARMS LENGTH	\$230,000	\$85,700	37.26	\$187,943	\$111,263	\$69,206	111.3	0.0	0.56	0.56	\$965	\$200,113	\$4.59	115.30	13150	2023-003290	HOLT AREA - RES RATES
33-25-05-13-103-008	3930 WACHTEL DRIVE	07/12/22	WD	03-ARMS LENGTH	\$360,000	\$145,700	40.47	\$304,336	\$108,213	\$55,949	103.8	0.0	0.37	0.37	\$1,043	\$291,679	\$5.70	103.76	13150	2023-032615	HOLT AREA - RES RATES
33-25-05-13-103-008	3987 RIDGEMOOR DRIVE	09/20/23	WD	03-ARMS LENGTH	\$255,000	\$89,600	35.14	\$190,512	\$122,495	\$56,997	222.4	0.0	0.38	0.38	\$544	\$342,749	\$7.87	223.35	13150	2023-025882	HOLT AREA - RES RATES
33-25-05-13-106-005	2791 TIFFANY LANE	11/29/23	WD	03-ARMS LENGTH	\$342,000	\$120,900	35.35	\$249,775	\$154,579	\$63,334	100.5	0.0	0.45	0.45	\$1,538	\$342,749	\$7.87	100.50	13150	2023-044760	HOLT AREA - RES RATES
33-25-05-13-120-003	3801 BUSH GARDENS LANE	03/09/23	WD	03-ARMS LENGTH	\$345,000	\$130,400	37.80	\$345,415	\$50,528	\$46,716	100.0	0.0	0.36	0.36	\$505	\$140,356	\$3.22	100.00	13150	2023-025882	HOLT AREA - RES RATES
33-25-05-13-131-001	3889 WILLOUGHBY ROAD	10/19/23	WD	03-ARMS LENGTH	\$226,000	\$87,700	38.81	\$185,313	\$98,950	\$58,219	108.8	0.0	0.40	0.40	\$909	\$248,508	\$5.70	108.77	13150	2023-040689	HOLT AREA - RES RATES
33-25-05-13-133-007	2470 VALENTUS COURT	05/01/23	WD	03-ARMS LENGTH	\$310,000	\$127,100	41.00	\$280,392	\$71,199	\$41,585	88.0	0.0	0.38	0.38	\$809	\$248,508	\$5.70	88.00	13150	2023-015089	HOLT AREA - RES RATES
33-25-05-13-133-017	2470 VALENTUS COURT	07/11/23	WD	03-ARMS LENGTH	\$315,000	\$142,100	45.11	\$296,592	\$77,626	\$41,585	55.2	0.0	0.38	0.38	\$1,117	\$189,624	\$4.35	55.16	13150	2023-028281	HOLT AREA - RES RATES
33-25-05-13-134-001	3809 WACHTEL DRIVE	02/06/24	WD	03-ARMS LENGTH	\$308,000	\$137,400	44.61	\$295,424	\$52,737	\$42,616	80.8	0.0	0.32	0.32	\$672	\$209,483	\$4.67	80.83	13150	2024-002590	HOLT AREA - RES RATES
33-25-05-13-134-008	3841 WACHTEL DRIVE	09/01/22	WD	03-ARMS LENGTH	\$329,900	\$112,700	34.16	\$292,091	\$82,625	\$44,816	76.0	0.0	0.27	0.27	\$672	\$209,483	\$4.67	76.02	13150	2022-039345	HOLT AREA - RES RATES
33-25-05-13-135-005	2330 TIFFANY LANE	04/24/23	WD	03-ARMS LENGTH	\$280,000	\$89,500	31.96	\$189,573	\$128,175	\$38,748	100.7	0.0	0.27	0.27	\$1,283	\$471,442	\$10.82	100.68	13150	2023-024202	HOLT AREA - RES RATES
33-25-05-13-154-002	2370 THORNWOOD DRIVE	06/29/22	WD	03-ARMS LENGTH	\$310,000	\$110,500	38.29	\$213,768	\$56,095	\$27,837	80.0	0.0	0.21	0.21	\$701	\$265,835	\$6.10	80.00	13150	2022-017950	HOLT AREA - RES RATES
33-25-05-13-155-007	2350 PINE TREE ROAD	06/21/22	WD	03-ARMS LENGTH	\$280,000	\$249,800	34.10	\$189,883	\$84,433	\$43,433	88.0	0.0	0.24	0.24	\$955	\$348,148	\$7.99	85.00	13150	2022-025815	HOLT AREA - RES RATES
33-25-05-13-177-012	3825 KNOTWOOD DRIVE	07/13/22	WD	03-ARMS LENGTH	\$290,000	\$110,100	39.32	\$266,564	\$38,138	\$33,107	79.3	0.0	0.27	0.27	\$388	\$191,089	\$4.39	79.34	13150	2022-027378	HOLT AREA - RES RATES
33-25-05-13-178-005	2328 KNOTWOOD DRIVE	05/30/23	WD	03-ARMS LENGTH	\$305,000	\$132,200	43.34	\$276,475	\$67,692	\$39,107	132.9	0.0	0.28	0.28	\$852	\$245,043	\$5.63	132.86	13150	2023-027936	HOLT AREA - RES RATES
33-25-05-13-178-015	2345 KIRKLAND RIDGE DRIVE	07/07/23	WD	03-ARMS LENGTH	\$320,000	\$115,100	37.13	\$204,600	\$108,526	\$39,126	80.0	0.0	0.28	0.28	\$1,357	\$399,210	\$9.03	80.00	13150	2023-032595	HOLT AREA - RES RATES
33-25-05-13-180-004	3814 KELLER ROAD	05/30/23	WD	03-ARMS LENGTH	\$322,000	\$131,700	40.90	\$275,729	\$89,500	\$27,222	77.9	0.0	0.26	0.26	\$1,072	\$317,502	\$7.29	77.95	13150	2022-015101	HOLT AREA - RES RATES
33-25-05-13-181-005	2272 KELLER ROAD	04/08/22	WD	03-ARMS LENGTH	\$312,000	\$151,500	41.97	\$385,960	\$43,817	\$70,000	69.5	0.0	0.63	0.63	\$631	\$70,107	\$1.61	69.49	13150	2022-017734	HOLT AREA - RES RATES
33-25-05-13-182-005	3782 KIRKLAND RIDGE DRIVE	08/11/23	WD	03-ARMS LENGTH	\$363,500	\$127,900	35.19	\$287,735	\$133,818	\$30,956	80.0	0.0	0.27	0.27	\$1,673	\$497,465	\$5.45	80.00	13150	2023-035975	HOLT AREA - RES RATES
33-25-05-13-183-008	2200 KELLER ROAD	04/07/22	WD	03-ARMS LENGTH	\$390,000	\$276,000	43.97	\$287,282	\$328,934	\$29,934	89.2	0.0	0.42	0.42	\$1,115	\$237,296	\$5.45	89.19	13150	2023-039481	HOLT AREA - RES RATES
33-25-05-13-301-037	3891 MARIABA LANE	07/21/23	WD	03-ARMS LENGTH	\$276,000	\$125,500	41.50	\$259,933	\$99,427	\$59,820	80.0	0.0	0.24	0.24	\$803	\$246,749	\$5.66	80.00	13150	2022-026275	HOLT AREA - RES RATES
33-25-05-13-301-053	3929 CALYPSO LANE	07/05/22	WD	03-ARMS LENGTH	\$300,000	\$115,700	41.50	\$259,933	\$99,427	\$59,820	80.0	0.0	0.24	0.24	\$803	\$246,749	\$5.66	80.00	13150	2023-039481	HOLT AREA - RES RATES
33-25-05-13-301-057	3918 MARIABA LANE	10/13/23	WD	03-ARMS LENGTH	\$305,000	\$124,300	40.75	\$282,801	\$78,199	\$36,000	70.7	128.0	0.24	0.24	\$1,106	\$339,996	\$7.81	70.73	13150	2023-039481	HOLT AREA - RES RATES
33-25-05-17-101-006	5975 HORSBURNER ROAD	10/20/23	PIA	03-ARMS LENGTH	\$317,000	\$78,800	24.86	\$328,934	\$71,363	\$13,197	175.6	188.4	0.70	0.70	\$423	\$106,233	\$2.44	161.85	08018	2023-031260	HOLT AREA - RES RATES
33-25-05-17-102-010	2426 HOUGHTON HOLLOW DRIVE	08/01/23	WD	03-ARMS LENGTH	\$375,000	\$420,000	42.29	\$388,492	\$64,129	\$64,129	213.0	0.0	0.45	0.45	\$469	\$111,781	\$2.57	92.63	08017	2023-039064	HOLT AREA - RES RATES
33-25-05-17-102-081	2327 CHISHOLM COURT	09/28/23	WD	03-ARMS LENGTH	\$325,000	\$325,000	26.68	\$330,154	\$22,801	\$36,000	70.7	128.0	0.23	0.23	\$1,106	\$339,996	\$7.81	80.23	08017	2022-029484	HOLT AREA - RES RATES
33-25-05-17-178-004	2893 ROLLING RIDGE LANE	06/21/23	WD	03-ARMS LENGTH	\$333,000	\$105,400	31.65	\$390,381	\$17,146	\$52,614	80.3	157.1	0.29	0.29	\$178	\$49,505	\$1.14	80.23	08017	2022-029484	HOLT AREA - RES RATES
33-25-05-17-201-006	5975 HORSBURNER ROAD	10/20/23	PIA	03-ARMS LENGTH	\$317,000	\$78,800	24.86	\$328,934	\$71,363	\$13,197	175.6	188.4	0.70	0.70	\$423	\$106,233	\$2.44	161.85	08018	2023-031260	HOLT AREA - RES RATES
33-25-05-17-402-010	2426 HOUGHTON HOLLOW DRIVE	07/28/22	WD	03-ARMS LENGTH	\$420,000	\$183,900	49.57	\$446,667	\$54,667	\$60,790	99.5	100.9	0.35	0.35	\$1,050	\$292,928	\$6.50	92.63	08018	2023-031260	HOLT AREA - RES RATES
33-25-05-17-402-081	2327 CHISHOLM COURT	09/28/23	WD	03-ARMS LENGTH	\$325,000	\$325,000	26.68	\$330,154	\$22,801	\$36,000	70.7	128.0	0								

33-25-05-18-227-010	2995 REHREW WAY	05/29/22	WD	03-ARMS LENGTH	\$307,000	\$86,200	28.08	\$329,356	\$39,971	\$62,327	143.3	117.2	0.45	0.45	\$279	\$88,627	\$2.03	167.49	08/018	2022-02/1400	HOLT AREA - RES RATES
33-25-05-20-203-000	1915 HOLLOWBROOK DRIVE	08/03/23	WD	03-ARMS LENGTH	\$215,000	\$112,400	52.28	\$384,576	\$25,868	\$45,544	84.3	146.9	0.27	0.27	\$308	\$96,178	\$2.21	80.00	20/302	2023-03/4555	HOLT AREA - RES RATES
33-25-05-20-203-016	1911 WOCKENBERG LANE	04/19/22	WD	03-ARMS LENGTH	\$348,000	\$131,200	37.70	\$483,676	\$104,920	\$42,005	77.8	125.0	0.25	0.25	\$1,341	\$453,604	\$10.41	80.00	20/302	2022-01/8099	HOLT AREA - RES RATES
33-25-05-20-204-012	1898 WOCKENBERG LANE	08/18/23	WD	03-ARMS LENGTH	\$380,000	\$136,500	37.94	\$599,019	\$117,820	\$51,829	79.7	133.9	0.25	0.25	\$1,477	\$478,920	\$10.99	80.00	20/302	2023-03/8187	HOLT AREA - RES RATES
33-25-05-20-204-011	1939 NIGHTINGALE DRIVE	10/09/24	WD	03-ARMS LENGTH	\$345,000	\$123,000	35.65	\$523,564	\$82,703	\$36,703	91.2	77.0	0.32	0.32	\$665	\$190,090	\$4.36	182.00	20/302	2022-03/5558	HOLT AREA - RES RATES
33-25-05-20-204-012	1939 NIGHTINGALE DRIVE	02/08/24	WD	03-ARMS LENGTH	\$360,000	\$123,000	36.65	\$523,564	\$82,703	\$36,703	91.2	77.0	0.32	0.32	\$665	\$190,090	\$4.36	182.00	20/302	2024-02/7772	HOLT AREA - RES RATES
33-25-05-20-204-014	1923 NIGHTINGALE DRIVE	07/21/22	WD	03-ARMS LENGTH	\$355,000	\$141,100	39.75	\$522,466	\$74,555	\$41,921	77.6	124.5	0.23	0.23	\$959	\$323,131	\$7.46	80.00	20/302	2022-02/8670	HOLT AREA - RES RATES
33-25-05-20-204-022	1861 NIGHTINGALE DRIVE	04/15/22	WD	03-ARMS LENGTH	\$337,000	\$163,100	48.40	\$537,968	\$20,111	\$40,679	77.2	125.3	0.23	0.23	\$268	\$91,642	\$2.10	78.60	20/302	2022-02/8670	HOLT AREA - RES RATES
33-25-05-20-205-005	1810 NIGHTINGALE DRIVE	09/12/23	WD	03-ARMS LENGTH	\$370,000	\$158,500	42.73	\$537,951	\$20,111	\$40,679	77.1	125.2	0.23	0.23	\$268	\$91,642	\$2.10	80.00	20/302	2023-03/7957	HOLT AREA - RES RATES
33-25-05-20-205-009	5670 SYRLAR DRIVE	10/06/23	WD	03-ARMS LENGTH	\$160,000	\$168,000	33.33	\$382,500	\$75,000	\$55,086	77.1	125.0	0.23	0.23	\$973	\$326,087	\$7.49	80.00	20/302	2023-04/1811	HOLT AREA - RES RATES
33-25-05-20-220-017	1851 HOLLOWBROOK DRIVE	11/29/22	WD	03-ARMS LENGTH	\$160,000	\$168,000	33.33	\$382,500	\$75,000	\$55,086	77.1	125.0	0.23	0.23	\$973	\$326,087	\$7.49	239.45	20/302	2022-04/2356	HOLT AREA - RES RATES
33-25-05-20-252-004	5757 PARKER LANE	12/02/22	WD	03-ARMS LENGTH	\$295,500	\$111,300	42.89	\$526,618	\$99,007	\$46,125	85.4	150.6	0.28	0.28	\$691	\$213,022	\$4.89	80.07	20/302	2022-04/2358	HOLT AREA - RES RATES
33-25-05-20-253-009	1796 HOLLOWBROOK DRIVE	08/16/22	WD	03-ARMS LENGTH	\$290,000	\$120,700	41.62	\$526,892	\$68,517	\$42,409	78.5	110.8	0.23	0.23	\$885	\$297,081	\$6.82	92.00	20/302	2022-02/4800	HOLT AREA - RES RATES
33-25-05-20-253-023	1799 NIGHTINGALE DRIVE	08/04/23	WD	03-ARMS LENGTH	\$337,000	\$130,700	38.78	\$526,593	\$93,874	\$44,467	80.5	133.9	0.25	0.25	\$1,166	\$381,602	\$8.76	80.00	20/302	2023-03/5004	HOLT AREA - RES RATES
33-25-05-20-253-031	1859 MORGANSEN DRIVE	11/17/23	WD	03-ARMS LENGTH	\$348,000	\$171,800	49.37	\$539,124	\$23,532	\$46,676	99.5	167.3	0.38	0.38	\$37	\$61,499	\$1.41	99.66	20/302	2023-04/4519	HOLT AREA - RES RATES
33-25-05-20-253-032	1827 MORGANSEN DRIVE	03/10/23	WD	03-ARMS LENGTH	\$299,900	\$113,900	37.78	\$527,001	\$100,904	\$42,005	77.8	125.0	0.23	0.23	\$1,349	\$456,104	\$10.47	80.00	20/302	2023-02/1509	HOLT AREA - RES RATES
33-25-05-20-253-033	1819 MORGANSEN DRIVE	05/11/22	WD	03-ARMS LENGTH	\$273,000	\$108,800	38.14	\$520,989	\$91,986	\$42,005	77.8	125.0	0.23	0.23	\$1,414	\$478,304	\$10.98	80.00	20/302	2023-01/7957	HOLT AREA - RES RATES
33-25-05-20-253-036	1795 MORGANSEN DRIVE	04/05/22	WD	03-ARMS LENGTH	\$273,000	\$108,800	38.14	\$520,989	\$91,986	\$42,005	77.8	125.0	0.23	0.23	\$1,414	\$478,304	\$10.98	80.00	20/302	2022-01/4776	HOLT AREA - RES RATES
33-25-05-20-276-009	5644 BITTERN DRIVE	06/16/23	WD	03-ARMS LENGTH	\$364,000	\$147,800	40.60	\$311,501	\$97,652	\$45,153	83.6	144.4	0.27	0.27	\$1,168	\$368,498	\$8.46	80.01	20/302	2023-03/0547	HOLT AREA - RES RATES
33-25-05-20-276-011	5597 LADEMBERG DRIVE	04/09/24	WD	03-ARMS LENGTH	\$338,500	\$168,700	49.86	\$322,953	\$69,651	\$54,254	83.5	146.6	0.27	0.27	\$834	\$258,926	\$5.94	80.03	20/302	2024-03/0884	HOLT AREA - RES RATES
33-25-05-21-101-020	1836 MORGANSEN DRIVE	11/21/22	WD	03-ARMS LENGTH	\$289,000	\$121,500	42.04	\$326,943	\$70,277	\$51,220	94.9	156.8	0.34	0.34	\$946	\$263,232	\$6.04	91.67	20/302	2024-01/1306	HOLT AREA - RES RATES
33-25-05-21-277-005	1787 KILLARNEY DRIVE	08/10/23	WD	03-ARMS LENGTH	\$105,000	\$35,000	33.33	\$70,000	\$10,000	\$7,000	48/16	0.0	0.34	0.34	\$741	\$206,091	\$4.73	94.80	20/302	2024-01/1306	HOLT AREA - RES RATES
33-25-05-21-321-004	304 SOMERSET DRIVE	07/05/22	WD	03-ARMS LENGTH	\$382,000	\$212,000	55.50	\$426,634	\$8,455	\$63,089	102.1	163.5	0.38	0.38	\$83	\$22,547	\$0.52	100.00	21/171	2022-02/6411	HOLT AREA - RES RATES
33-25-05-21-352-010	1643 GANDER HILL DRIVE	08/30/23	WD	03-ARMS LENGTH	\$275,000	\$100,000	36.36	\$321,780	\$102,822	\$40,602	81.8	118.8	0.26	0.26	\$1,257	\$396,986	\$9.11	94.96	21/100	2022-03/7174	HOLT AREA - RES RATES
33-25-05-21-352-015	1551 GANDER HILL DRIVE	07/20/22	WD	03-ARMS LENGTH	\$304,500	\$139,000	30.90	\$190,588	\$148,791	\$34,879	73.9	134.1	0.25	0.25	\$2,012	\$604,841	\$13.89	80.00	21/100	2022-02/8357	HOLT AREA - RES RATES
33-25-05-21-353-003	1555 TAGLAK TRAIL	07/19/23	WD	03-ARMS LENGTH	\$319,000	\$139,200	43.01	\$287,615	\$64,940	\$32,955	73.0	122.9	0.22	0.22	\$881	\$276,137	\$6.34	82.50	21/100	2023-03/2255	HOLT AREA - RES RATES
33-25-05-21-353-009	1533 TAGLAK TRAIL	03/30/23	WD	03-ARMS LENGTH	\$350,000	\$148,700	42.49	\$311,343	\$78,500	\$39,923	196.4	0.0	0.28	0.28	\$400	\$278,652	\$6.40	196.35	21/100	2023-02/7582	HOLT AREA - RES RATES
33-25-05-21-353-012	1542 GANDER HILL DRIVE	12/17/22	WD	03-ARMS LENGTH	\$24,900	\$90,500	35.50	\$241,623	\$43,306	\$23,029	70.2	123.2	0.23	0.23	\$699	\$200,469	\$4.60	80.00	21/100	2023-02/7582	HOLT AREA - RES RATES
33-25-05-21-353-012	1542 GANDER HILL DRIVE	03/08/24	WD	03-ARMS LENGTH	\$24,900	\$90,500	35.50	\$241,623	\$43,306	\$23,029	70.2	123.2	0.23	0.23	\$699	\$200,469	\$4.60	80.00	21/100	2024-00/1540	HOLT AREA - RES RATES
33-25-05-21-353-012	1542 GANDER HILL DRIVE	02/24/23	WD	03-ARMS LENGTH	\$272,000	\$116,700	42.99	\$247,400	\$60,400	\$35,479	70.2	123.2	0.23	0.23	\$862	\$267,606	\$6.14	80.00	21/100	2024-00/1540	HOLT AREA - RES RATES
33-25-05-21-353-012	1542 GANDER HILL DRIVE	02/24/23	WD	03-ARMS LENGTH	\$272,000	\$116,700	42.99	\$247,400	\$60,400	\$35,479	70.2	123.2	0.23	0.23	\$862	\$267,606	\$6.14	80.00	21/100	2023-02/3205	HOLT AREA - RES RATES
33-25-05-21-354-010	1564 TAGLAK TRAIL	09/08/23	WD	03-ARMS LENGTH	\$317,500	\$107,200	33.76	\$223,702	\$136,051	\$49,293	91.0	130.0	0.30	0.30	\$1,495	\$446,547	\$10.48	100.00	21/100	2023-02/3205	HOLT AREA - RES RATES
33-25-05-21-428-001	1685 KILLARNEY DRIVE	07/25/22	WD	03-ARMS LENGTH	\$288,000	\$101,500	35.24	\$209,025	\$128,666	\$46,611	98.7	153.1	0.35	0.35	\$1,303	\$386,570	\$8.42	100.00	21/100	2022-02/9691	HOLT AREA - RES RATES
33-25-05-21-429-009	5170 BEAUMARIS CIRCLE	12/12/22	WD	03-ARMS LENGTH	\$389,000	\$128,500	47.77	\$294,416	\$44,554	\$70,000	191.7	171.2	0.72	0.72	\$233	\$61,836	\$1.42	183.55	21/100	2022-04/3166	HOLT AREA - RES RATES
33-25-05-21-429-024	5130 RUNNEMED DRIVE	05/06/22	WD	03-ARMS LENGTH	\$320,000	\$120,800	36.61	\$284,823	\$75,978	\$46,761	80.0	0.0	0.28	0.28	\$1,574	\$449,779	\$10.33	80.00	21/100	2022-01/9285	HOLT AREA - RES RATES
33-25-05-21-430-003	5097 KILLARNEY DRIVE	07/31/23	WD	03-ARMS LENGTH	\$378,000	\$177,800	47.04	\$327,363	\$52,355	\$46,718	90.8	159.7	0.33	0.33	\$977	\$158,652	\$3.64	90.02	21/100	2023-03/4886	HOLT AREA - RES RATES
33-25-05-21-430-003	5121 KILLARNEY DRIVE	03/04/22	WD	03-ARMS LENGTH	\$320,000	\$125,100	39.09	\$247,422	\$111,069	\$38,485	86.8	150.0	0.31	0.31	\$1,282	\$358,268	\$8.22	90.00	21/100	2022-01/9488	HOLT AREA - RES RATES
33-25-05-21-430-003	5200 WITHERSPOON WAY	10/25/22	WD	03-ARMS LENGTH	\$42,000	\$22,900	54.52	\$52,239	\$42,000	\$52,239	86.8	175.3	0.37	0.37	\$434	\$13,821	\$2.61	91.61	21/100	2022-03/8720	HOLT AREA - RES RATES
33-25-05-21-434-002	1580 WITHERSPOON WAY	06/13/22	WD	03-ARMS LENGTH	\$278,000	\$100,900	36.29	\$204,385	\$110,991	\$37,974	82.1	125.0	0.26	0.26	\$1,352	\$420,420	\$9.65	92.00	21/100	2022-02/4133	HOLT AREA - RES RATES
33-25-05-21-476-013	1581 HADDON HALL DRIVE	12/15/23	WD	03-ARMS LENGTH	\$305,000	\$141,200	46.30	\$300,409	\$58,995	\$54,364	99.2	137.5	0.35	0.35	\$594	\$168,926	\$3.88	92.00	21/100	2022-02/4133	HOLT AREA - RES RATES
33-25-05-21-476-017	1573 HADDON HALL DRIVE	08/04/23	WD	03-ARMS LENGTH	\$295,000	\$108,500	36.78	\$226,895	\$103,299	\$35,134	76.5	127.3	0.25	0.25	\$1,350	\$416,286	\$9.56	84.94	21/100	2023-03/0487	HOLT AREA - RES RATES
33-25-05-21-477-002	5071 HADDON HALL DRIVE	01/23/23	WD	03-ARMS LENGTH	\$284,900	\$116,000	40.72	\$222,698	\$49,860	\$28,769	83.5	122.7	0.27	0.27	\$597	\$137,444	\$4.30	94.50	21/100	2023-00/2171	HOLT AREA - RES RATES
33-25-05-21-478-001	5018 HADDON HALL DRIVE	05/02/22	WD	03-ARMS LENGTH	\$310,000	\$147,600	37.94	\$222,667	\$106,102	\$37,658	71.0	128.7	0.23	0.23	\$1,494	\$457,356	\$10.50	82.33	21/100	2022-01/9141	HOLT AREA - RES RATES
33-25-05-21-478-002	5048 HADDON HALL DRIVE	04/11/24	WD	03-ARMS LENGTH	\$307,000	\$125,600	40.91	\$266,318	\$76,599	\$38,420	69.9	130.9	0.23	0.23	\$1,112	\$334,467	\$7.68	76.13	21/100	2024-00/5028	HOLT AREA - RES RATES
33-25-05-21-478-005	5018 GLENDURGAN COURT	12/20/23	WD	03-ARMS LENGTH	\$320,000	\$127,000	47.04	\$251,262	\$59,237	\$40,631	89.2	125.0	0.29	0.29	\$665	\$206,961	\$4.75	100.00	21/100	2023-03/5118	HOLT AREA - RES RATES
33-25-05-21-480-006	1525 HADDON HALL DRIVE	08/07/23	WD	03-ARMS LENGTH	\$260,000	\$118,800	45.69	\$225,121	\$65,269	\$36,481	88.9	212.2	0.38	0.38	\$734	\$173,588	\$3.99	77.20	21/100	2023-03/5118	HOLT AREA - RES RATES
33-25-05-23-403-008	4130 TURNBRIDGE DRIVE	09/30/22	WD	03-ARMS LENGTH	\$327,500	\$87,500	42.17	\$196,634	\$59,237	\$27,174	74.0	129.4	0.25	0.25	\$385	\$119,335	\$2.74	82.33	21/100	2023-04/5586	HOLT AREA - RES RATES
33-25-05-23-406-004	1592 CATALINA DRIVE	05/06/22	WD	03-ARMS LENGTH	\$178,000	\$93,600	46.97	\$165,248	\$34,384	\$17,612	56.5	115.0	0.17	0.17	\$609	\$197,609	\$4.54	66.00	23/220	2022-02/4214	HOLT AREA - RES RATES
33-25-																					

LAND TABLE: 21445 - ENGLISH MEADOWS CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	
33-25-05-21-481-003	5069 GLENDURGAN COURT	08/08/22	WD	03-ARM'S LENGTH	\$210,000	\$95,100	45.29	\$214,179	\$97,249	\$41,328	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	21100	2022-090561	ENGLISH MEADOWS CONDOS	
33-25-05-21-481-010	5049 GLENDURGAN COURT	11/22/23	WD	03-ARM'S LENGTH	\$104,000	\$104,800	38.11	\$223,520	\$97,814	\$46,334	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	21100	2023-043510	ENGLISH MEADOWS CONDOS	
33-25-05-21-481-016	5031 GLENDURGAN COURT	07/13/22	WD	03-ARM'S LENGTH	\$226,000	\$94,900	41.99	\$193,083	\$74,245	\$41,328	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	21100	2022-029382	ENGLISH MEADOWS CONDOS	
Totals:					\$711,000	\$294,800	41.46	\$630,782	\$209,208	\$128,990	0.0	0.0	0.00	3.00								
					Sale. Ratio =>	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average
					\$111,000	\$107,280	41.69	\$2,302,073	\$756,040	\$484,630	\$1,220	619.8	1.54	1.54	489,980.56	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25
					Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>
					3.59	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25

2024 RATES: \$45.966/UNIT.
 2025 RATES: Study supports \$69,736/Unit but residuals are all over the board.
 NC to rates for 2025.

LAND TABLE: 23800 - SUMMIT PLACE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	
33-25-05-25-402-018	4165 HOLT ROAD	08/04/23	WD	03-ARM'S LENGTH	\$255,000	\$98,600	38.67	\$208,802	\$81,268	\$35,070	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	14010	2023-054873	SUMMIT PLACE CONDO	
Totals:					\$255,000	\$98,600	38.67	\$208,802	\$81,268	\$35,070	0.0	0.0	0.00	1.00								
					Sale. Ratio =>	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average
					\$111,000	\$107,280	41.69	\$2,302,073	\$756,040	\$484,630	\$1,220	619.8	1.54	1.54	489,980.56	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25
					Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>
					38.67	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25

2024 Rates: \$50,000 per unit
 2025 Rates: Study supports \$81,200/unit which seems high, and one sale seems insufficient.
 NC to rates for 2025.

LAND TABLE: 25250 - THE GARDENS SITE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	
33-25-05-25-402-010	3687 FERNWOOD LANE	11/16/22	WD	03-ARM'S LENGTH	\$215,000	\$94,500	43.95	\$220,224	\$45,380	\$50,614	63.3	112.0	0.16	0.16	\$717	\$284,925	\$6.47	62.70	25250	2022-042134	THE GARDENS CONDO	
33-25-05-25-402-024	3668 FERNWOOD LANE	10/14/22	WD	03-ARM'S LENGTH	\$260,125	\$103,700	39.87	\$240,934	\$70,381	\$51,200	64.0	110.0	0.16	0.16	\$1,100	\$434,512	\$9.98	64.00	25250	2022-037828	THE GARDENS CONDO	
33-25-05-25-402-039	3741 MEIER COURT	08/26/22	WD	03-ARM'S LENGTH	\$290,000	\$118,900	41.00	\$249,521	\$96,686	\$56,207	70.3	110.0	0.18	0.18	\$1,376	\$543,180	\$12.47	70.32	25250	2022-037549	THE GARDENS CONDO	
33-25-05-25-402-051	1093 CRANBROOK LANE	06/17/22	WD	03-ARM'S LENGTH	\$273,000	\$108,400	39.71	\$231,680	\$108,491	\$67,171	84.0	71.7	0.19	0.19	\$1,292	\$574,026	\$13.18	114.81	25250	2022-024877	THE GARDENS CONDO	
33-25-05-25-402-068	3528 FERNWOOD LANE	05/12/22	CD	03-ARM'S LENGTH	\$308,358	\$125,300	40.63	\$248,413	\$97,893	\$37,946	63.2	107.9	0.16	0.16	\$1,548	\$619,576	\$14.22	63.85	25250	2022-020558	THE GARDENS CONDO	
33-25-05-25-402-070	3536 FERNWOOD LANE	05/27/22	WD	03-ARM'S LENGTH	\$320,000	\$129,000	40.31	\$235,725	\$101,891	\$37,616	62.7	106.0	0.16	0.16	\$1,625	\$657,361	\$15.09	63.88	25250	2022-022619	THE GARDENS CONDO	
33-25-05-25-402-075	3556 FERNWOOD LANE	08/29/22	WD	03-ARM'S LENGTH	\$270,000	\$112,600	41.70	\$256,323	\$71,130	\$57,453	71.8	112.3	0.18	0.18	\$990	\$386,576	\$8.87	71.34	25250	2022-034052	THE GARDENS CONDO	
33-25-05-25-402-089	1115 MATTHEW COURT	07/07/22	WD	03-ARM'S LENGTH	\$332,000	\$138,100	41.50	\$287,684	\$100,737	\$56,423	70.5	111.1	0.18	0.18	\$1,428	\$562,777	\$12.92	70.22	25250	2022-029819	THE GARDENS CONDO	
33-25-05-25-402-111	3566 FERNWOOD LANE	11/17/23	WD	03-ARM'S LENGTH	\$305,000	\$142,300	46.66	\$311,569	\$69,431	\$70,000	70.0	110.0	0.18	0.18	\$906	\$358,367	\$8.23	70.00	25250	2023-043185	THE GARDENS CONDO	
Totals:					\$2,573,483	\$1,072,800	41.69	\$2,302,073	\$756,040	\$484,630	\$1,220	619.8	1.54	1.54	489,980.56	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25
					Sale. Ratio =>	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average
					\$111,000	\$107,280	41.69	\$2,302,073	\$756,040	\$484,630	\$1,220	619.8	1.54	1.54	489,980.56	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25	\$111.25
					Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>	Std. Dev. =>
					2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25

2024 RATES: \$1,000/FF
 2025 RATES: STUDY SUPPORTS \$1,220/FF BUT LESS THAN 10% OF PARCELS SOLD.
 COMPARABLE NEIGHBORHOOD (CENTENNIAL/ GRAND MEADOWS) STUDY SUPPORTS \$1,236/FF, WITH 11% OF PARCELS SOLD.
 USE \$1,100/FF FOR 2025

LAND TABLE: 25390 - PRIVATE ACRES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efrac. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Locker/Page	Land Table
Totals:																					
					\$0	\$0	0.00	\$0	\$0	\$0	\$0	0.0	Average	0.00	0.00	\$0	Average	\$0.00	\$0.00	\$0.00	
					Sale Ratio =>	Std. Dev. =>	#DIV/0!	Average	per FF=>				Average	per Net Acre=>			Average	per SqFt=>			

2025: NO SALES TO STUDY
NO CHANGE FOR 2025

LAND TABLE: 26027 - CENTENNIAL / GRAND MEADOWS

33-25-05-26-102-008	1326 DANVILLE DRIVE	11/13/23	WD	03-ARM'S LENGTH	\$299,900	\$128,700	42.91	\$282,088	\$87,815	\$70,003	70.0	125.0	0.20	0.20	\$1,254	\$436,891	\$10.83	70.00	26062	2023-043871	CENTENNIAL/GRAND MEADOWS
33-25-05-26-103-013	4409 YARROW DRIVE	04/18/23	WD	03-ARM'S LENGTH	\$260,000	\$94,400	36.31	\$221,971	\$85,918	\$47,889	59.9	150.0	0.19	0.19	\$1,435	\$454,593	\$10.44	55.00	26062	2023-020303	CENTENNIAL/GRAND MEADOWS
33-25-05-26-103-025	4407 YARROW DRIVE	10/20/23	WD	03-ARM'S LENGTH	\$240,000	\$93,500	38.96	\$207,178	\$97,455	\$64,633	64.6	138.4	0.20	0.20	\$1,508	\$497,219	\$11.41	61.77	26062	2023-041201	CENTENNIAL/GRAND MEADOWS
33-25-05-26-151-015	1298 SUMACLANE	01/10/23	WD	03-ARM'S LENGTH	\$285,000	\$0	0.00	\$271,715	\$48,830	\$55,545	69.4	120.0	0.19	0.19	\$703	\$253,665	\$5.81	70.00	26062	2023-000944	CENTENNIAL/GRAND MEADOWS
33-25-05-26-152-006	1335 HOSTIA COURT	09/28/23	WD	03-ARM'S LENGTH	\$259,900	\$103,700	39.90	\$238,441	\$68,535	\$47,076	58.8	201.6	0.23	0.23	\$1,165	\$296,688	\$6.81	50.00	26062	2023-018528	CENTENNIAL/GRAND MEADOWS
33-25-05-26-153-001	1347 YARROW DRIVE	12/26/23	WD	03-ARM'S LENGTH	\$267,900	\$122,800	45.84	\$271,393	\$75,454	\$78,887	78.9	128.3	0.24	0.24	\$956	\$317,034	\$7.28	80.75	26270	2024-008182	CENTENNIAL/GRAND MEADOWS
33-25-05-26-154-003	1285 WILDFLOWER DRIVE	10/25/23	WD	03-ARM'S LENGTH	\$270,000	\$115,600	42.81	\$255,217	\$87,486	\$72,709	72.7	131.5	0.22	0.22	\$1,203	\$399,479	\$9.17	72.67	26270	2023-041546	CENTENNIAL/GRAND MEADOWS
33-25-05-26-154-012	1205 WILDFLOWER DRIVE	09/28/23	WD	03-ARM'S LENGTH	\$310,000	\$125,600	40.52	\$226,400	\$106,468	\$72,090	72.6	133.0	0.22	0.22	\$1,461	\$474,700	\$10.90	72.47	26270	2023-039246	CENTENNIAL/GRAND MEADOWS
33-25-05-26-155-005	1328 YARROW DRIVE	08/01/22	WD	03-ARM'S LENGTH	\$270,000	\$105,600	39.11	\$223,656	\$104,434	\$38,090	72.6	133.0	0.22	0.22	\$1,438	\$474,700	\$10.90	72.45	26270	2023-029785	CENTENNIAL/GRAND MEADOWS
33-25-05-26-155-008	1308 YARROW DRIVE	11/01/22	WD	03-ARM'S LENGTH	\$309,000	\$156,900	50.78	\$365,031	\$20,651	\$76,682	95.9	109.3	0.27	0.27	\$215	\$76,770	\$1.76	107.23	26270	2022-039354	CENTENNIAL/GRAND MEADOWS
33-25-05-26-155-015	1228 WILDFLOWER DRIVE	10/25/23	WD	03-ARM'S LENGTH	\$285,000	\$124,600	43.72	\$274,072	\$82,103	\$71,125	71.2	123.0	0.20	0.20	\$1,154	\$404,448	\$9.28	71.78	26270	2023-041622	CENTENNIAL/GRAND MEADOWS
33-25-05-26-155-016	1218 WILDFLOWER DRIVE	04/21/22	WD	03-ARM'S LENGTH	\$330,000	\$121,600	36.85	\$241,095	\$122,035	\$43,128	71.9	123.0	0.21	0.21	\$1,897	\$644,073	\$14.79	72.65	26270	2022-017587	CENTENNIAL/GRAND MEADOWS
33-25-05-26-155-015	1228 WILDFLOWER DRIVE	11/28/23	WD	03-ARM'S LENGTH	\$370,000	\$135,100	36.51	\$296,593	\$145,287	\$71,880	71.9	123.0	0.21	0.21	\$2,021	\$708,717	\$16.27	72.65	26270	2023-043601	CENTENNIAL/GRAND MEADOWS
33-25-05-27-226-003	4522 BISON DRIVE	06/14/23	WD	03-ARM'S LENGTH	\$320,000	\$134,300	41.97	\$280,455	\$97,049	\$57,504	71.9	123.0	0.21	0.21	\$1,350	\$473,410	\$10.87	72.65	26270	2023-035357	CENTENNIAL/GRAND MEADOWS
33-25-05-27-226-007	4538 BISON DRIVE	08/07/23	WD	03-ARM'S LENGTH	\$390,000	\$151,300	38.30	\$316,560	\$134,210	\$55,770	69.7	129.2	0.21	0.21	\$1,925	\$654,883	\$15.03	68.07	26270	2023-030762	CENTENNIAL/GRAND MEADOWS
33-25-05-27-226-008	4542 BISON DRIVE	06/24/22	WD	03-ARM'S LENGTH	\$272,000	\$105,100	40.87	\$225,590	\$100,092	\$55,982	69.4	125.0	0.20	0.20	\$1,488	\$502,975	\$11.55	69.50	26270	2023-035059	CENTENNIAL/GRAND MEADOWS
33-25-05-27-226-014	4548 GARDEN GATE DRIVE	10/27/22	WD	03-ARM'S LENGTH	\$344,000	\$152,800	44.42	\$354,934	\$56,412	\$66,446	83.1	131.1	0.26	0.26	\$679	\$415,095	\$9.53	85.21	26270	2022-032121	CENTENNIAL/GRAND MEADOWS
33-25-05-27-226-021	4539 GARDEN GATE DRIVE	10/23/23	WD	03-ARM'S LENGTH	\$285,000	\$122,900	43.12	\$277,387	\$71,653	\$64,050	64.0	125.0	0.18	0.18	\$1,119	\$398,128	\$9.14	62.64	26270	2023-041511	CENTENNIAL/GRAND MEADOWS
Totals:					\$5,915,700	\$2,331,100	39.41	\$5,406,221	\$1,763,560	\$1,254,081	1,476.9	Average	4.24	4.24	Average	\$955	Average	\$9.55			
					Sale Ratio =>	Std. Dev. =>	9.89	Average	per FF=>				Average	per Net Acre=>			Average	per SqFt=>			

2024 RATES: \$1,000/FF.
STUDY SUPPORTS \$1,236/FF WITH 11% OF PARCELS SOLD.
2025 RATES: COMPARABLE NEIGHBORHOOD (THE GARDENS SITE CONDOS) STUDY SUPPORTS \$1,220/FF. WITH 8% OF PARCELS SOLD.
USE \$1,100/FF FOR 2025

LAND TABLE: 30498 - TIMBERLAND ACRES / RIVER GARDENS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECT Area	Libe/Pctge	Land Table	Waterfront	
33-25-05-30-179-005	690 WAYERLY ROAD	05/29/22	WD	03-ARM'S LENGTH	\$359,500	\$142,500	39.64	\$284,511	\$19,206	\$82,219	0.0	0.0	1.52	1.52	#DIV/0!	\$738	\$238	166.61	31400	2022-022325	TIMBERLAND ACRES/ RIVER GARDENS	RIVER FRONTAGE	
33-25-05-30-179-005	680 WAYERLY ROAD	12/29/23	WD	03-ARM'S LENGTH	\$329,900	\$127,400	38.62	\$509,110	\$123,870	\$103,080	103.6	466.3	1.08	1.08	\$1,196	\$115,014	\$2.64	100.59	31400	2024-000073	TIMBERLAND ACRES/ RIVER GARDENS	RIVER FRONTAGE	
Totals:					\$689,400	\$269,900	39.15	\$593,621	\$281,076	\$185,297	103.6	466.3	2.59	2.59	Average	\$2,714	\$2.49	per Ft=>	per Net Acre=>	108,397.99			

WATERFRONT SALES ONLY, SUPPORTING \$2,700/FF OR \$2,50/FF
 NONWATER \$700/FF
 WATERFRONT \$900/FF

2025 RATES: INCREASE NON WATER TO \$800/FF, WATERFRONT AT \$1,000/FF
 COMPARABLE NEIGHBORHOOD "TIMBERLAND ESTATES / ROOT SUB" STUDY SUPPORTS:
 NON WATER \$812/FF
 WATERFRONT \$919/FF

LAND TABLE: 30498 - TIMBERLAND ACRES / RIVER GARDENS

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECT Area	Libe/Pctge	Land Table	Rate Group 1	
33-25-05-30-179-004	3154 WAYERLY ROAD	04/05/22	WD	03-ARM'S LENGTH	\$225,000	\$81,000	36.00	\$160,346	\$103,180	\$38,528	96.3	187.6	0.46	0.46	\$1,071	\$224,298	\$5.16	100.00	30500	2022-016128	TIMBERLAND EST/ ROOT SUB	NON WATER	
33-25-05-30-179-004	6355 TIMBERLAND DRIVE	09/16/22	WD	03-ARM'S LENGTH	\$300,000	\$110,400	36.80	\$248,345	\$98,633	\$46,978	110.5	217.0	0.50	0.50	\$892	\$196,480	\$4.51	100.67	30500	2022-035384	TIMBERLAND EST/ ROOT SUB	NON WATER	
33-25-05-30-179-005	6325 TIMBERLAND DRIVE	05/12/22	WD	03-ARM'S LENGTH	\$308,000	\$125,100	40.62	\$249,848	\$102,071	\$43,919	109.8	217.0	0.50	0.50	\$930	\$204,962	\$4.71	100.00	30500	2022-020310	TIMBERLAND EST/ ROOT SUB	NON WATER	
33-25-05-30-181-007	6260 TIMBERLAND DRIVE	09/19/22	WD	03-ARM'S LENGTH	\$315,000	\$101,200	32.13	\$226,264	\$126,264	\$52,120	122.6	181.9	0.51	0.51	\$1,149	\$276,791	\$6.35	122.00	30500	2022-035895	TIMBERLAND EST/ ROOT SUB	NON WATER	
Totals:					\$1,385,500	\$567,500	40.96	\$1,197,916	\$445,987	\$228,403	548.1	603.5	2.47	2.47	Average	\$1,854.42	\$4.15	per SqFt=>	per Net Acre=>	208,290.72			

Parcel Number	Street Address	Sale Date	Inst.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECT Area	Libe/Pctge	Land Table	Rate Group 1	
33-25-05-30-178-003	6971 PLEASANT RIVER DRIVE	10/11/23	WD	03-ARM'S LENGTH	\$259,900	\$135,600	52.17	\$280,677	\$109,278	\$130,000	200.0	135.0	0.62	0.62	\$546	\$176,247	\$4.05	200.00	30500	2023-024470	TIMBERLAND EST/ ROOT SUB	WATER SIDE	
33-25-05-30-178-015	6931 PLEASANT RIVER DRIVE	06/16/22	WD	03-ARM'S LENGTH	\$416,391	\$144,000	34.58	\$304,455	\$196,926	\$84,890	130.6	273.0	0.82	0.82	\$1,507	\$240,619	\$5.52	130.60	30500	2022-024057	TIMBERLAND EST/ ROOT SUB	WATER SIDE	
Totals:					\$1,046,191	\$391,000	37.37	\$865,302	\$487,192	\$306,303	533.7	408.0	2.34	2.34	Average	\$4,78	\$4.78	per SqFt=>	per Net Acre=>	208,290.72			

2024 RATES: NONWATERFRONT \$700/FF
 WATERFRONT \$900/FF
 NEIGHBORING LAND TABLE STUDY (TIMBERLAND ACRES / RIVERGARDENS) SUPPORTS \$800/FF NONWATER
 FOR 2025 USE WATER \$1,000/FF WATER \$2700/FF

CAPT. APT. - MULTI FAM COMPLEXES

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	# Units	Dollars/UNIT	Dollars/F	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libet/Page	Land Table
33-25-05-14-151-003	2942 AUBRELLUS ROAD	02/13/24	\$1,200,000	WD	03-ARMY'S LENGTH	\$1,200,000	\$313,300	26.10	\$1,007,270	\$292,890	\$95,000	175.8	386.0	1.08	18.00	\$15,149	\$1,697	\$193,904	\$4.44	175.80	C-MLT	2024-009192	APT/MULTI FAM COMPLEX'S
33-25-05-23-400-035	HOLBROOK DRIVE	03/08/23	\$693,500	WD	03-ARMY'S LENGTH	\$693,500	\$144,300	20.92	\$595,000	\$692,500	\$95,000	198.0	0.0	27.70	108.00	\$6,412	\$3,497	\$25,000	\$0.57	198.03	C-MLT	2023-016594	APT/MULTI FAM COMPLEX'S
Totals:			\$1,892,500			\$1,892,500	\$458,100	24.21	\$1,542,170	\$980,330	\$690,000	373.8		29.19	127.00	Average	Average	Average	Average	Average			
							Sld. Dev. =>	3.66			per FF=>	\$2,622		per Net Acre=>	33,585.60		per SqFt=>		\$0.77	per Unit=>	\$7,719.13		

2024 VALUES
 \$6,000/ALLOWABLE UNIT GOOD
 \$5,000/ALLOWABLE UNIT AVERAGE
 \$4,000/ALLOWABLE UNIT FAIR

2025 VALUES
 \$7,500/ALLOWABLE UNIT GOOD
 \$6,000/ALLOWABLE UNIT AVERAGE
 \$4,500/ALLOWABLE UNIT FAIR

C-MLT. SMALL MULTI FAMILY COMPLEXES 4-8 UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Units	\$/Unit	Dollars/F	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libet/Page	Land Table
33-25-05-15-493-001	2180 PHILLIPS AVENUE	05/26/22	\$355,000	WD	03-ARMY'S LENGTH	\$355,000	\$118,400	33.35	\$266,170	\$106,890	\$16,000	145.7	0.0	0.88	4.00	\$26,708	\$733	\$221,639	\$5.09	145.68	C-MLT	2022-023941	SMALL MULTI - 4-8 UNITS
33-25-05-23-401-008	4235 HOLT ROAD	06/23/22	\$475,000	WD	03-ARMY'S LENGTH	\$475,000	\$112,700	23.73	\$188,675	\$390,325	\$44,000	99.0	131.3	0.30	8.00	\$41,291	\$3,397	\$1,108,473	\$25.45	99.00	C-MLT	2022-025624	SMALL MULTI - 4-8 UNITS
33-25-05-23-201-003	4233 HOLT ROAD	04/27/22	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$65,900	47.07	\$148,397	\$13,663	\$22,000	66.0	118.0	0.18	4.00	\$3,416	\$207	\$76,330	\$1.75	66.00	C-MLT	2022-018048	SMALL MULTI - 4-8 UNITS
Totals:			\$970,000			\$970,000	\$297,000	30.62	\$601,182	\$450,818	Average	310.7		Average	16.00	Average	Average	Average	Average	Average			
							Sld. Dev. =>	11.73			per FF=>	\$1,451		per Net Acre=>	470,091.76		per SqFt=>		\$10.79	per Unit=>	\$28,176.13		

2024 VALUES
 \$6,500/UNIT GOOD
 \$5,500/UNIT AVERAGE
 \$4,500/UNIT FAIR

2025 VALUES
 \$7,500/UNIT GOOD
 \$6,000/UNIT AVERAGE
 \$4,500/UNIT FAIR

LAND TABLE: COM2.COM - SEC 13, 14, 15

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	ZONING
33-25-05-15-202-009	2452 CEDAR STREET	12/27/22	WD	03-ARM'S LENGTH	\$725,000	\$197,800	27.28	\$559,505	\$202,559	\$136,884	140.0	280.3	0.90	0.90	\$2,161	\$386,925	\$7.73	140.00	C-RSC	2023-000455	COM-SEC 13,14,15	C-2
33-25-05-15-226-024	4585 WILLOUGHBY ROAD	08/24/23	WD	03-ARM'S LENGTH	\$588,000	\$202,000	37.55	\$408,844	\$261,105	\$131,949	206.2	213.6	1.01	1.01	\$1,267	\$258,520	\$5.93	206.45	C-AUT	2023-096495	COM-SEC 13,14,15	C-2
C-3 ZONING		Totals:			\$1,263,000	\$399,800	31.65	\$868,149	\$563,664	\$268,813	346.15	Average	1.91	1.91	Average	\$288,633	\$6.78	Average				
		Sale Ratio =>					7.26				\$1,528		per Net Acre=>	295,421.38		per SqFt=>	\$6.78					
33-25-05-15-201-003	2423 CEDAR STREET	03/29/24	WD	03-ARM'S LENGTH	\$850,000	\$324,000	38.12	\$649,299	\$406,065	\$205,364	180.0	326.0	1.35	1.35	\$2,286	\$301,459	\$6.92	180.00	C-AUT	2024-008192	COM-SEC 13,14,15	C-3
33-25-05-15-202-006	2460 CEDAR STREET	03/08/24	WD	03-ARM'S LENGTH	\$662,500	\$273,200	41.24	\$585,752	\$209,388	\$132,640	100.0	379.0	0.87	0.87	\$2,094	\$240,676	\$5.53	100.00	C-RSC	2024-005018	COM-SEC 13,14,15	C-3
C-3 ZONING		Totals:			\$1,512,500	\$597,200	39.48	\$1,235,051	\$615,453	\$338,004	280.00	Average	2.22	2.22	Average	\$338,004	\$6.74	Average				
		Sale Ratio =>					2.21				\$2,198		per Net Acre=>	277,606.22		per SqFt=>	\$6.37					
33-25-05-14-478-011	2046 DEPOT STREET	07/06/23	WD	03-ARM'S LENGTH	\$690,000	\$195,200	28.29	\$403,249	\$354,617	\$67,866	225.1	0.0	0.82	0.82	\$1,576	\$432,460	\$9.93	225.07	C-AUT	2023-032374	COM-SEC 13,14,15	1A
33-25-05-14-251-010	2329 JARCO DRIVE	08/21/23	WD	03-ARM'S LENGTH	\$2,287,500	\$113,400	4.96	\$226,773	\$2,287,500	\$226,773	201.0	418.1	2.74	2.74	\$1,379	\$834,854	\$19.17	201.02	C-VAC	2023-031750	COM-SEC 13,14,15	1P
33-25-05-14-251-011	2325 JARCO DRIVE	08/21/23	WD	03-ARM'S LENGTH	\$2,712,500	\$943,400	34.78	\$1,984,276	\$1,013,069	\$264,845	409.5	427.8	3.20	3.20	\$2,474	\$316,584	\$7.27	409.50	C-WHS	2023-031751	COM-SEC 13,14,15	1P
33-25-05-14-252-008	4160 KELLER ROAD	07/07/22	WD	03-ARM'S LENGTH	\$350,000	\$94,500	27.00	\$186,831	\$226,954	\$63,785	175.0	243.0	0.98	0.98	\$1,297	\$322,535	\$5.34	175.00	C-WHS	2022-026690	COM-SEC 13,14,15	1P
33-25-05-14-202-002	4201 WILLOUGHBY ROAD	07/28/22	WD	03-ARM'S LENGTH	\$880,000	\$128,200	14.57	\$279,074	\$658,986	\$58,060	536.5	0.0	7.74	7.74	\$1,228	\$85,195	\$1.96	536.50	C-WHS	2022-030333	COM-SEC 13,14,15	1W
IND ZONING		Totals:			\$6,200,000	\$1,474,700	21.31	\$3,050,203	\$4,541,116	\$681,329	1,547.1	Average	15.47	15.47	Average	\$454,116	\$6.74	Average				
		Sale Ratio =>					11.97				\$2,935		per Net Acre=>	299,525.05		per SqFt=>	\$6.74					

SF RATES:
 \$6.00/VERY GOOD
 \$4.75/GOOD
 \$3.50/AVERAGE
 \$2.00/Fair

LOW NUMBER OF SALES TO STUDY FOR AVERAGE RATES, AND AVERAGE RATES DEMONSTRATED IN THESE SALES ARE TRIPLE PAST \$/ACRE. NC TO AVERAGE RATES FOR 2025.

LAND TABLE: COM-10LLY-PINE - LEGACY AREA

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Land Table	ZONING
33-25-05-02-127-009	4915 FIVE OAKS DRIVE	09/15/23	WD	03-ARM'S LENGTH	\$725,000	\$597,100	49.26	\$735,346	\$165,987	\$165,987	161.0	360.6	1.25	1.25	\$1,091	\$133,307	\$3.06	156.30	C-MED	2023-039808	COM-10LLY-PINE-LEGACY AREA	
33-25-05-02-200-035	3370 E JOLLY ROAD	06/06/23	WD	03-ARM'S LENGTH	\$2,600,000	\$755,800	29.07	\$1,711,798	\$1,166,670	\$278,468	390.4	219.5	1.97	1.97	\$2,989	\$593,122	\$13.62	390.36	C-MED	2023-030183	COM-10LLY-PINE-LEGACY AREA	
Totals:					\$3,325,000	\$1,112,900	33.47	\$2,447,144	\$1,332,637	\$454,781	551.3	Average	3.21	3.21	Average	\$2,417	\$9.52	Average				
		Sale Ratio =>					14.27				\$2,417		per Net Acre=>	414,893.21		per SqFt=>	\$9.52					

2 SALES INSUFFICIENT TO SUPPORT CHANGE

COMM NORTHWEST																					
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Land Table
33-25-05-07-35-008	2515 EATON PAPPUS ROAD	06/20/23	WD	03-ARM'S LENGTH	\$225,000	\$99,500	44.22	\$204,077	\$91,055	\$70,132	143.1	213.1	0.70	0.70	\$656	\$130,079	\$299	143.10	CALT	2023-036559	COMMERCIAL-NORTHWEST
Totals:					\$225,000	\$99,500	44.22	\$204,077	\$91,055	\$70,132	143.1	213.1	0.70	0.70	Average per FF=>	Average per Net Acre=>	Average per SqFt=>				
					Sale. Ratio =>	#DIV/0!															
					Std. Dev. =>	#DIV/0!															

1. SALE SUPPORTS PREVIOUS LAND VALUES. INSUFFICIENT SUPPORT TO CHANGE ANY LAND VALUES IN THIS TABLE FOR 2025.

COM4, CI SEC 16-36																						
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Land Table	
33-25-05-16-476-007	2005 EHERT ROAD	08/10/22	LC	03-ARM'S LENGTH	\$225,000	\$772,600	33.02	\$156,492	\$140,037	\$61,529	300.0	181.5	1.48	1.48	\$467	\$94,620	\$2.17	300.00	C-NET	2022-031832	CI SEC 16-36	
33-25-05-23-201-002	4233 HOLT ROAD	04/27/22	WD	03-ARM'S LENGTH	\$110,000	\$34,600	31.45	\$69,746	\$56,958	\$16,204	55.0	98.4	0.25	0.25	\$1,036	\$229,669	\$5.27	34.00	14000	2022-018251	CI SEC 16-36	
33-25-05-23-251-044	1761 CEDAR STREET	11/30/22	WD	03-ARM'S LENGTH	\$300,000	\$96,700	32.23	\$193,427	\$300,000	\$193,427	484.9	0.0	5.19	5.19	\$619	\$57,803	\$1.33	484.86	C-VAC	2022-041979	CI SEC 16-36	
33-25-05-25-152-013	1298 N CEDAR ROAD	05/04/23	WD	03-ARM'S LENGTH	\$500,000	\$285,600	59.12	\$809,173	\$153	\$109,326	150.0	292.5	2.72	2.72	\$1	\$56	\$0.00	\$0.00	C-WHS	2023-022949	CI SEC 16-36	
33-25-05-25-376-009	1125 N CEDAR ROAD	06/16/23	WD	03-ARM'S LENGTH	\$1,900,000	\$704,800	37.09	\$1,464,208	\$722,572	\$286,730	550.9	509.5	6.63	6.63	\$1,311	\$109,994	\$2.50	476.22	C-WHS	2023-030691	CI SEC 16-36	
33-25-05-25-453-007	1120 N CEDAR ROAD	04/21/22	WD	03-ARM'S LENGTH	\$55,000	\$40,700	74.00	\$81,385	\$55,000	\$71,949	479.5	0.0	3.89	3.89	\$115	\$14,153	\$0.32	479.50	C-VAC	2022-017548	CI SEC 16-36	
33-25-05-25-453-007	1120 N CEDAR ROAD	10/12/22	WD	03-ARM'S LENGTH	\$150,000	\$40,700	27.13	\$81,385	\$150,000	\$71,949	479.5	0.0	3.89	3.89	\$313	\$38,600	\$0.89	479.50	C-VAC	2022-039176	CI SEC 16-36	
Totals:					\$3,250,000	\$1,290,700	39.71	\$2,655,316	\$1,424,670	\$811,114	2,499.8	\$570	24.04	24.04	18.85	Average per FF=>	Average per Net Acre=>	Average per SqFt=>	\$1.36			
					Sale. Ratio =>	#DIV/0!																
					Std. Dev. =>	#DIV/0!																

Insufficient sales to warrant change for 2025.

COM5, COMMERCIAL CONDOS																					
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Units	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Land Table
33-25-05-01-151-006	3960 PATIENT CARE DRIVE	04/14/22	WD	03-ARM'S LENGTH	\$717,210	\$306,200	42.69	\$716,149	\$152,573	\$151,512	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C-OF-C	2022-016880	COMMERCIAL CONDOS
33-25-05-01-152-002	3937 PATIENT CARE DRIVE	03/13/23	WD	03-ARM'S LENGTH	\$523,000	\$250,900	47.97	\$637,561	\$14,031	\$128,592	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C-OF-C	2023-015999	COMMERCIAL CONDOS
33-25-05-14-354-005	2040 AURELIUS ROAD	07/20/23	MILC	03-ARM'S LENGTH	\$235,000	\$112,900	50.18	\$238,193	\$639	\$13,832	0.0	0.0	0.00	1.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	C-OF-C	2023-034790	COMMERCIAL CONDOS
Totals:					\$1,465,210	\$670,000	45.73	\$1,591,903	\$167,243	\$293,936	0.0	0.0	0.00	3.00	Average per FF=>	Average per Net Acre=>	Average per SqFt=>				
					Sale. Ratio =>	#DIV/0!															
					Std. Dev. =>	#DIV/0!															

Varied sales insufficient to support change. Keep previous values.

LAND TABLE: COM6 CI SEC 1 LAND 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECT Area	Libert/Page	Other Parcels in Sale	Land Table
33-25-05-02-351-001	6025 AURELIUS ROAD	07/08/22	WD	03-ARM'S LENGTH	\$340,000	\$151,600	44.59	\$294,964	\$101,577	\$565,541	845.0	0.0	3.00	3.00	\$120	\$53,859	\$0.78	845.00	C-WHS 2022-02/25/23	33-25-05-11-101-001	CI SEC 1 & 2	
33-25-05-11-101-001	AURELIUS ROAD	07/08/22	PTA	03-ARM'S LENGTH	\$340,000	\$13,100	3.85	\$58,610	\$340,000	\$56,541	33.0	0.0	3.00	0.30	\$10,303	\$113,333	\$2.60	33.00	C-VAC	33-25-05-02-351-001	CI SEC 1 & 2	
Totals:					\$680,000	\$164,700	24.22	\$353,574	\$441,577	\$113,082	878.0		6.00	3.30								
Totals:							28.80			Average per FF=>	\$503		Average per Net Acre=>	73.59617		Average per SqFt=>	\$1.69					

Insufficient sales to support and considerable change to Land Values for 2025.

LAND TABLE: COM17 MOBILE HOME PARKS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECT Area	Libert/Page	Other Parcels in Sale	Land Table
Totals:					\$0	\$0	0.00	\$0	\$0	Average per FF=>	\$0	0.0	Average per Net Acre=>	0.00	0.00							
Totals:							#DIV/0!															
Totals:																						

No Sales. Insufficient information to warrant change from previously supported land values.