2026 CITY OF RICHMOND RESIDENTIAL LAND ANALYSIS

2 Year Sale Study 04/01/2023 thru 03/31/2025

ROSEWOOD, COUNTRY GARDEN ESTATES, ELMHURST CONDOMINIUMS

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Est. Land Value	Land Residual	10% Allocated LV/$	15% Allocated LV/$	20% Allocated LV/$	Effec. Front	Depth	Net Acres	Total Acres	Current LV/SP	% Residual of SP	Current LV/SF	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Use Code	Class
ROSEWOOD CONDOMINIUMS	07-06-01-182-118	36893 E MEADOWOOD	04/17/23	$151,000	WD	03-ARM'S LENGTH	$151,000	$66,500	44.04	$135,578	$22,154	$37,576	$15,100	$22,650	$30,200	0.0	0.0	0.00	0.00	25%	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29098/619	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-178	36832 W MEADOWOOD	04/17/23	$155,000	WD	03-ARM'S LENGTH	$155,000	$69,000	44.52	$142,670	$22,154	$34,484	$15,500	$23,250	$31,000	0.0	0.0	0.00	0.00	22%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29096/952	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-068	68416 ROSEWOOD LANE	05/02/23	$130,000	WD	03-ARM'S LENGTH	$130,000	$54,800	42.15	$132,223	$22,154	$19,931	$13,000	$19,500	$26,000	0.0	0.0	0.00	0.00	15%	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29118/814	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-162	36832 LAKEVIEW LANE	05/16/23	$146,500	WD	03-ARM'S LENGTH	$146,500	$71,500	48.81	$149,428	$22,154	$19,226	$14,650	$21,975	$29,300	0.0	0.0	0.00	0.00	13%	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29132/466	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-088	68400 SEYMOUR STREET	07/17/23	$160,000	WD	03-ARM'S LENGTH	$160,000	$66,600	41.63	$135,968	$22,154	$46,186	$16,000	$24,000	$32,000	0.0	0.0	0.00	0.00	29%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-033	36891 OAKWOOD LANE	09/08/23	$135,000	WD	03-ARM'S LENGTH	$135,000	$66,500	49.26	$146,950	$22,154	$10,204	$13,500	$20,250	$27,000	0.0	0.0	0.00	0.00	8%	16%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-157	36796 OAKWOOD LANE	09/20/23	$169,900	WD	03-ARM'S LENGTH	$169,900	$75,600	44.50	$171,858	$22,154	$20,196	$16,990	$25,485	$33,980	0.0	0.0	0.00	0.00	12%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-112	68076 ROSEWOOD LANE	10/20/23	$153,000	TFA	03-ARM'S LENGTH	$153,000	$56,700	37.06	$137,466	$22,154	$37,688	$15,300	$22,950	$30,600	0.0	0.0	0.00	0.00	25%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-110	68072 ROSEWOOD LANE	11/13/23	$151,000	WD	03-ARM'S LENGTH	$151,000	$66,500	44.04	$135,578	$22,154	$37,576	$15,100	$22,650	$30,200	0.0	0.0	0.00	0.00	25%	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29378/482	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-182	36792 W MEADOWOOD	12/29/23	$140,000	WD	03-ARM'S LENGTH	$140,000	$73,700	52.64	$155,207	$22,154	$6,947	$14,000	$21,000	$28,000	0.0	0.0	0.00	0.00	5%	16%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29429/317	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-020	68397 ROSEWOOD LANE	02/07/24	$160,000	WD	03-ARM'S LENGTH	$160,000	$54,800	34.25	$152,223	$22,154	$49,931	$16,000	$24,000	$32,000	0.0	0.0	0.00	0.00	31%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29469/643	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-007	68414 ROSEWOOD LANE	04/03/24	$174,000	WD	03-ARM'S LENGTH	$174,000	$74,200	42.64	$144,786	$22,154	$51,368	$17,400	$26,100	$34,800	0.0	0.0	0.00	0.00	30%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-045	68260 ROSEWOOD LANE	06/10/24	$162,000	WD	03-ARM'S LENGTH	$162,000	$81,600	50.37	$132,494	$22,154	$51,660	$16,200	$24,300	$32,400	0.0	0.0	0.00	0.00	13%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-129	36851 E MEADOWOOD	06/04/24	$190,000	WD	03-ARM'S LENGTH	$190,000	$87,000	45.79	$175,448	$22,154	$36,706	$19,000	$28,500	$38,000	0.0	0.0	0.00	0.00	19%	12%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-065	36831 LAKEVIEW LANE	06/14/24	$180,000	WD	03-ARM'S LENGTH	$180,000	$89,400	49.67	$181,215	$22,154	$20,939	$18,000	$27,000	$36,000	0.0	0.0	0.00	0.00	12%	12%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-062	36853 LAKEVIEW LANE	06/21/24	$170,000	WD	03-ARM'S LENGTH	$170,000	$68,900	40.53	$132,140	$22,154	$60,014	$17,000	$25,500	$34,000	0.0	0.0	0.00	0.00	35%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29788/106	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-082	68452 SEYMOUR STREET	06/25/24	$162,000	WD	03-ARM'S LENGTH	$162,000	$73,800	45.56	$143,882	$22,154	$40,272	$16,200	$24,300	$32,400	0.0	0.0	0.00	0.00	25%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-119	36895 E MEADOWOOD	07/19/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$76,100	37.12	$149,508	$22,154	$77,646	$20,500	$30,750	$41,000	0.0	0.0	0.00	0.00	38%	11%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-098	68400 SEYMOUR STREET	09/09/24	$171,000	WD	03-ARM'S LENGTH	$171,000	$70,500	41.23	$135,968	$22,154	$57,186	$17,100	$25,650	$34,200	0.0	0.0	0.00	0.00	33%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-165	36790 LAKEVIEW LANE	10/09/24	$155,000	WD	03-ARM'S LENGTH	$155,000	$89,100	57.48	$140,745	$22,154	($3,591)	$15,500	$23,250	$31,000	0.0	0.0	0.00	0.00	-2%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29805/171	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-137	36851 BIRCHWOOD	10/23/24	$179,900	WD	03-ARM'S LENGTH	$179,900	$88,100	48.97	$178,194	$22,154	$23,760	$17,990	$26,985	$35,980	0.0	0.0	0.00	0.00	13%	12%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29819/409	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-191	36802 W MEADOWOOD	11/27/24	$170,000	WD	03-ARM'S LENGTH	$170,000	$80,000	47.06	$158,771	$22,154	$33,383	$17,000	$25,500	$34,000	0.0	0.0	0.00	0.00	20%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29880/55	RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-193	36705 OAKWOOD LANE	12/03/24	$170,000	WD	03-ARM'S LENGTH	$170,000	$80,200	47.18	$157,286	$22,154	$34,868	$17,000	$25,500	$34,000	0.0	0.0	0.00	0.00	21%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110		RES CONDO	407
ROSEWOOD CONDOMINIUMS	07-06-01-182-043	68304 ROSEWOOD LANE	02/24/25	$195,000	WD	03-ARM'S LENGTH	$195,000	$76,200	39.08	$147,696	$22,154	$69,458	$19,500	$29,250	$39,000	0.0	0.0	0.00	0.00	36%	11%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00	4110	29977/886	RES CONDO	407
									44.82			**Avg Residual Site Value:**	$16,397	**$24,596**	**$32,794**					Avg:	21%	14%								
																				Standard Dev:	10%	2%								

ALLOCATION METHOD USED TO DETERMINE LAND VALUE

NO SALES WITHIN CGEI & ELM LAND TABLE. SALES ROM ROSEWOOD USED TO DETMINE SITE VALUES FOR 2026

SITE VALUE APPLIED TO ROSE LAND TABLE: **$24,596**
SITE VALUE APPLIED TO CGE LAND TABLE: **$24,596**
SITE VALUE APPLIED TO ELM LAND TABLE: **$24,596**

MARY & HOWARD STREET

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	20% Allocated LV/$	25% Allocated LV/$	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	20% Allocated $/ FF	25% Allocated $/ FF	% Residual of SP	Current LV/SP	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
MARY STREET	07-06-01-177-015	68217 MARY STREET	04/05/24	$268,000	WD	03-ARM'S LENGTH	$268,000	$100,600	37.54	$205,867	$93,777	$31,644	$53,600	$67,000	61.3	117.0	0.16	0.16	$516	$1,529	$874	$1,093	35%	12%	$582,466	$13.37	60.00	4035		401
MARY STREET	07-06-01-178-007	68228 MARY STREET	06/17/24	$215,000	WD	03-ARM'S LENGTH	$215,000	$98,500	45.81	$195,627	$64,124	$44,751	$43,000	$53,750	86.7	234.0	0.32	0.32	$516	$739	$496	$620	30%	21%	$199,143	$4.57	60.00	4035		401
MARY STREET	07-06-01-178-008	68228 MARY STREET	08/14/24	$250,000	WD	03-ARM'S LENGTH	$250,000	$98,000	39.40	$195,627	$103,135	$46,751	$50,000	$62,500	86.7	234.0	0.32	0.32	$516	$1,178	$577	$721	41%	18%	$337,389	$7.28	60.00	4035		401
MARY STREET	07-06-01-180-005	68050 MARY STREET	09/11/24	$175,000	WD	03-ARM'S LENGTH	$175,000	$79,600	45.49	$154,443	$65,308	$44,751	$35,000	$43,750	86.7	234.0	0.32	0.32	$516	$753	$404	$504	37%	26%	$202,820	$4.66	60.00	4035		401
MARY STREET	07-06-01-177-011	68271 MARY STREET	09/19/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$95,600	41.57	$169,589	$92,326	$46,000	$46,000	$57,500	64.4	117.0	0.17	0.17	$516	$1,081	$714	$893	30%	14%	$411,966	$9.45	63.00	4035		401
MARY STREET	07-06-01-178-010	68280 MARY STREET	10/09/24	$268,000	WD	03-ARM'S LENGTH	$268,000	$107,500	40.11	$215,713	$97,038	$44,751	$53,600	$67,000	86.7	234.0	0.32	0.32	$516	$1,119	$618	$773	36%	17%	$301,360	$6.92	60.00	4035	29800/616	401
NORTH HOWARD STREET	07-06-01-127-003	68305 HOWARD STREET	03/04/24	$200,000	WD	03-ARM'S LENGTH	$200,000	$82,100	41.05	$183,899	$51,428	$35,327	$40,000	$50,000	58.0	116.0	0.16	0.16	$609	$887	$690	$862	26%	18%	$327,567	$7.52	59.00	4035	29517/333	401
NORTH HOWARD STREET	07-06-01-177-006	68256 HOWARD STREET	04/04/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$93,800	39.91	$187,213	$81,867	$36,080	$47,000	$58,750	59.2	117.0	0.16	0.16	$609	$1,416	$793	$992	36%	15%	$520,913	$11.96	60.00	4035		401
NORTH HOWARD STREET	07-06-01-127-024	68859 HOWARD STREET	12/23/24	$230,000	WD	03-ARM'S LENGTH	$230,000	$95,700	41.61	$187,547	$88,019	$45,566	$46,000	$57,500	74.8	159.0	0.24	0.24	$609	$1,176	$615	$769	38%	20%	$371,388	$8.53	65.00	4035	29906/119	401
NORTH HOWARD STREET	07-06-01-127-002	68816 HOWARD STREET	01/17/25	$230,000	WD	03-ARM'S LENGTH	$230,000	$94,500	41.09	$184,468	$95,053	$50,121	$46,000	$57,500	82.3	127.0	0.23	0.23	$609	$1,162	$559	$699	42%	22%	$410,528	$9.42	80.00	4035	29936/642	401
ALLOCATION METHOD USED TO DETERMINE LAND VALUE							**$2,301,000**				**$810,938**	**$410,968**	**$460,200**	**$575,250**	**747.0**					**$1,086**				**$616**		**$770**	**35%**	**18%**			
LAND TABLES COMBINED FOR ANALYSIS DUE TO A LACK OF SALES AND SIMILAR HOMES/SALE PRICES													**$46,020**	**$57,525**						**Average**				**$634**	$792	35%	18%				

NSUBS (OM,MM,MAD,KAREN,CANT)

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	20% Allocated LV/$	25% Allocated LV/$	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	20% Allocated $/ FF	25% Allocated $/ FF	% Residual of SP	Current LV/SP	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
OM,MM,MAD,KAREN,CANT	07-03-35-280-003	35459 PIERCE STREET	09/22/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$131,400	64.09	$218,139	$18,872	$67,061	$54,000	$67,500	95.9	125.0	0.27	0.27	$699.00	$197	$563	$704	7%	25%	$69,896	$1.60	84.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-35-281-006	70226 BEEBE STREET	03/08/24	$325,000	WD	03-ARM'S LENGTH	$325,000	$170,800	52.55	$415,245	($23,687)	$66,558	$65,000	$81,250	95.2	170.0	0.31	0.31	$699.00	($249)	$683	$853	-7%	20%	($75,920)	($1.74)	80.00	4005	29507/83	401
OM,MM,MAD,KAREN,CANT	07-03-35-284-011	35793 ORCHARD LANE	09/18/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$77,700	22.20	$372,568	$37,664	$60,232	$70,000	$87,500	86.2	110.0	0.23	0.23	$699.00	$437	$812	$1,015	11%	17%	$165,921	$3.81	90.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-35-284-014	35615 ORCHARD LANE	12/27/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$182,700	46.73	$381,543	$66,601	$57,144	$78,200	$97,750	81.8	111.0	0.22	0.22	$699.01	$815	$957	$1,196	17%	15%	$398,017	$7.05	85.00	4005	29913/647	401
OM,MM,MAD,KAREN,CANT	07-03-35-285-016	35742 ORCHARD LANE	11/08/24	$399,000	WD	03-ARM'S LENGTH	$399,000	$212,800	53.33	$443,320	$12,295	$56,615	$79,800	$99,750	81.0	123.0	0.23	0.23	$699.00	$152	$985	$1,232	3%	14%	$54,403	$1.25	80.00	4005	29864/948	401
OM,MM,MAD,KAREN,CANT	07-03-35-285-017	35774 ORCHARD LANE	03/05/25	$350,000	WD	03-ARM'S LENGTH	$350,000	$173,200	49.49	$358,112	$48,337	$56,649	$70,000	$87,500	81.0	123.2	0.23	0.23	$699.00	$596	$864	$1,080	14%	16%	$213,881	$4.91	80.00	4005	29998/949	401
OM,MM,MAD,KAREN,CANT	07-03-35-427-007	35950 MADISON STREET	06/13/23	$236,000	WD	03-ARM'S LENGTH	$236,000	$89,400	39.66	$211,276	$74,286	$49,562	$47,200	$59,000	81.4	172.0	0.30	0.30	$609.00	$913	$580	$725	31%	21%	$247,620	$5.68	76.00	4005	29376/462	401
OM,MM,MAD,KAREN,CANT	07-03-36-102-004	70535 KAREN STREET	06/07/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$88,500	35.40	$234,877	$58,072	$42,949	$50,000	$62,500	70.5	203.0	0.33	0.33	$609.01	$823	$709	$886	23%	17%	$178,135	$4.09	70.00	4005	29365/705	401
OM,MM,MAD,KAREN,CANT	07-03-36-103-009	70494 KAREN STREET	11/15/23	$245,000	WD	03-ARM'S LENGTH	$245,000	$102,500	41.84	$212,473	$55,370	$42,843	$49,000	$61,250	70.3	202.0	0.33	0.33	$609.01	$787	$697	$871	23%	17%	$170,369	$3.91	70.00	4005	29381/714	401
OM,MM,MAD,KAREN,CANT	07-03-36-103-017	70495 CANTERBURY DRIVE	01/10/25	$269,900	WD	03-ARM'S LENGTH	$269,900	$126,500	46.87	$265,300	$59,592	$54,992	$53,980	$67,475	78.7	130.0	0.21	0.21	$699.00	$757	$686	$858	22%	20%	$289,282	$6.64	69.00	4005	29929/977	401
OM,MM,MAD,KAREN,CANT	07-03-36-103-019	70435 CANTERBURY DRIVE	11/04/24	$310,000	WD	03-ARM'S LENGTH	$310,000	$147,500	47.58	$306,184	$56,674	$52,858	$62,000	$77,500	75.6	99.0	0.17	0.17	$699.00	$749	$820	$1,025	18%	17%	$327,595	$7.52	76.00	4005	29839/438	401
OM,MM,MAD,KAREN,CANT	07-03-36-152-003	70243 KAREN STREET	08/14/24	$280,000	WD	03-ARM'S LENGTH	$280,000	$111,700	39.89	$250,116	$72,727	$42,843	$56,000	$70,000	70.3	202.0	0.33	0.33	$609.01	$1,094	$796	$995	26%	15%	$223,775	$5.14	70.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-36-152-004	70218 KAREN STREET	06/04/24	$261,750	WD	03-ARM'S LENGTH	$261,750	$100,700	38.47	$199,501	$105,092	$42,843	$52,350	$65,438	70.3	202.0	0.33	0.33	$609.01	$1,494	$734	$930	40%	16%	$323,360	$7.42	70.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-36-152-005	70247 MADISON STREET	12/22/23	$280,000	WD	03-ARM'S LENGTH	$280,000	$113,500	40.54	$252,675	$92,158	$68,833	$56,000	$70,000	106.5	170.0	0.39	0.39	$609.00	$866	$526	$658	31%	13%	$236,303	$5.42	100.00	4005	29433/798	401
OM,MM,MAD,KAREN,CANT	07-03-36-154-005	70354 CANTERBURY DRIVE	08/13/24	$296,000	WD	03-ARM'S LENGTH	$296,000	$110,800	37.43	$232,959	$116,165	$53,124	$59,200	$74,000	76.0	100.0	0.17	0.17	$699.00	$1,528	$779	$974	39%	18%	$667,615	$15.33	76.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-36-154-009	70274 CANTERBURY DRIVE	05/03/24	$286,000	WD	03-ARM'S LENGTH	$286,000	$128,800	45.03	$269,875	$69,249	$53,124	$57,200	$71,500	76.0	100.0	0.17	0.17	$699.00	$911	$753	$941	24%	19%	$397,983	$9.14	76.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-36-154-027	70217 CHAUCER DRIVE	06/12/24	$260,000	WD	03-ARM'S LENGTH	$260,000	$130,600	50.23	$274,187	$46,384	$60,571	$52,000	$65,000	86.7	130.0	0.23	0.23	$699.00	$535	$600	$750	18%	23%	$204,335	$4.69	76.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-36-156-002	70283 CRYSTAL DRIVE	09/07/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$137,600	43.00	$334,356	$37,953	$52,309	$64,000	$80,000	74.8	119.5	0.21	0.21	$699.00	$507	$805	$1,069	12%	16%	$184,238	$4.23	75.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-36-156-002	70283 CRYSTAL DRIVE	07/26/24	$340,000	WD	03-ARM'S LENGTH	$340,000	$160,100	47.09	$334,356	$57,953	$52,309	$68,000	$85,000	74.8	119.5	0.21	0.21	$699.00	$774	$909	$1,136	17%	15%	$281,325	$6.46	75.00	4005		401
OM,MM,MAD,KAREN,CANT	07-03-36-201-019	36300 MADISON STREET	12/02/24	$228,000	WD	03-ARM'S LENGTH	$228,000	$131,200	57.54	$257,889	$61,968	$51,957	$45,600	$57,000	151.0	342.0	0.79	0.79	$609.00	$410	$302	$377	27%	40%	$78,940	$1.81	100.00	4005	29925/132	401
ALLOCATION METHOD USED TO DETERMINE LAND VALUE				**$5,947,650**			**$5,947,650**				**$1,123,725**	**$1,121,176**	**$1,189,530**	**$1,486,913**	**1,684.1**					**Total $/Total FF**		**$667**		**$706**	**$883**					
																						Average			**$751**					

LAKE ANGELA ESTATES & GOLDEN POND

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal	Land Residual	Est. Land Value	20% Allocated LV/$	25% Allocated LV/$	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	20% Allocated $/ FF	25% Allocated $/ FF	% Residual of SP	Current LV/SP	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-201-172	37125 SILVER MAPLE COURT	04/20/23	$540,000	WD	03-ARM'S LENGTH	$540,000	$240,500	44.29	$540,079	$98,765	$104,844	$108,000	$135,750	174.2	285.0	0.75	0.75	$602	$567	$624	$779	18%	19%	$130,888	$3.01	147.85	4120	29007/446	407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-427-002	67771 LAKE ANGELA DRIVE	06/22/23	$445,000	WD	03-ARM'S LENGTH	$445,000	$204,200	45.89	$490,737	$24,004	$69,741	$89,000	$111,250	115.8	91.9	0.28	0.28	$602	$207	$768	$960	5%	16%	$86,036	$1.98	132.41	4121	29187/802	407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-427-044	37725 HUMMINGBIRD LANE	07/07/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$133,600	35.16	$364,432	$67,317	$51,749	$76,000	$95,000	86.0	119.3	0.24	0.24	$602	$783	$884	$1,105	18%	14%	$285,242	$6.55	86.21	4121	29208/385	407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-427-038	37650 MULBERRY LANE	11/03/23	$309,000	PTA	03-ARM'S LENGTH	$309,000	$135,900	43.98	$304,917	$66,741	$62,658	$61,800	$77,250	104.1	130.0	0.30	0.30	$602	$641	$594	$742	22%	20%	$223,963	$5.14	100.00	4121		407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-201-176	68335 LAKE ANGELA DRIVE	04/12/24	$61,000	WD	03-ARM'S LENGTH	$61,000	$33,600	55.08	$79,427	$58,641	$77,068	$12,200	$15,250	111.5	151.0	0.39	0.39	$691	$526	$109	$137	96%	126%	$151,137	$3.47	111.90	4120		407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-427-028	67839 PINEWOOD LANE	06/27/24	$385,000	WD	03-ARM'S LENGTH	$385,000	$167,300	43.45	$336,730	$103,550	$55,280	$77,000	$96,250	80.0	120.0	0.22	0.22	$691	$1,294	$963	$1,203	27%	14%	$470,682	$10.81	80.00	4121		407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-427-024	37703 ULAC LANE	09/17/24	$395,000	WD	03-ARM'S LENGTH	$395,000	$141,600	35.85	$387,730	$143,282	$56,012	$79,000	$98,750	81.1	121.1	0.22	0.22	$691	$1,768	$975	$1,218	36%	14%	$439,652	$14.68	80.69	4121		407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-427-031	67876 WILD ROSE CIRCLE	10/01/24	$433,000	WD	03-ARM'S LENGTH	$433,000	$199,200	46.00	$403,555	$110,080	$80,635	$86,600	$108,250	116.7	251.9	0.47	0.47	$691	$943	$742	$928	25%	19%	$236,223	$5.42	80.54	4121	29787/589	407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-201-089	68512 LAKE ANGELA POINTE	02/12/24	$35,000	WD	03-ARM'S LENGTH	$35,000	$34,600	98.86	$44,512	$35,000	$44,512	$7,000	$8,750	128.8	140.8	0.44	0.44	$345	$272	$272	$341	100%	100%	$80,092	$1.84	132.48	4120	29483/41	407
LAKE ANGELA ESTATES & GOLDEN P	07-06-01-201-193	68097 LAKE ANGELA DRIVE	02/13/25	$575,000	WD	03-ARM'S LENGTH	$575,000	$237,700	41.34	$455,586	$192,691	$73,277	$115,000	$143,750	106.0	149.3	0.37	0.37	$691	$1,817	$1,084	$1,356	34%	13%	$525,044	$12.05	107.00	4120	29970/727	407
ALLOCATION METHOD USED TO DETERMINE LAND VALUE											**$900,071**		**$712,200**	**$890,250**	**1,104.2**					**Total $/Total FF**		**$815**		**$645**	**$806**	**38%**	**38%**			
																						Average		**$701**	$936					
																						Standard Dev		$266.00						

R MAIN STREET	07-06-01-327-005	67865 MAIN STREET	11/20/24	$309,000	WD	03-ARM'S LENGTH	$309,000	$98,000	31.72	$206,801	$148,142	$45,943	$61,800	$77,250	70.4	165.0	0.23	0.23	653.01	$2,106		$878	$1,098	48%	15%	$652,608	$14.98	60.00	4015	401					
R MAIN STREET	07-06-01-327-007	67841 MAIN STREET	01/27/25	$269,000	WD	03-ARM'S LENGTH	$269,000	$94,100	34.98	$198,508	$116,435	$45,943	$53,800	$67,250	70.4	165.0	0.23	0.23	653.01	$1,655		$765	$956	43%	17%	$512,930	$11.78	60.00	4015	401					
R MAIN STREET	07-06-01-426-019	67662 MAIN STREET	07/16/24	$385,000	WD	03-ARM'S LENGTH	$385,000	$159,400	43.67	$299,850	$199,482	$134,322	$73,000	$91,250	344.8	1303.0	3.00	3.00	389.55	$578		$212	$265	35%	37%	$66,494	$1.53	117.00	4015	401					
		Totals:		$4,080,000			$4,080,000	$1,620,200		$3,459,683	$1,405,512	$785,195	$816,000	$1,020,000	1,439.5		6.59	6.59			Average	$567	$709	34%	19%										

ALLOCATION METHOD USED TO DETERMINE LAND VALUE

SSUBS (RR,CLARK,DIANE,RICH FOR,PINE,RICH)

IMPROVED SALES

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	20% Allocated LV/S	25% Allocated LV/S	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	20% Allocated $/ FF	25% Allocated $/ FF	% Residual of SP	Current LV/SP	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-01-308-033	67799 GEORGE DRIVE	07/13/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$224,500	38.91	$286,814	$84,812	$51,648	$64,000	$80,000	81.3	130.0	0.20	0.20	$635	$1,043	$787	$984	27%	61%	$432,214	$9.93	77.55	4025		401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-01-327-002	66630 AMANDA COURT	10/24/24	$319,900	WD	03-ARM'S LENGTH	$319,900	$128,100	40.04	$272,982	$111,175	$64,257	$63,980	$79,975	101.2	160.0	0.29	0.29	$635	$1,099	$632	$790	35%	58%	$378,146	$8.68	80.00	4025	29833/804	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-01-327-004	67704 GEORGE DRIVE	05/16/23	$329,900	WD	03-ARM'S LENGTH	$329,900	$123,200	37.34	$283,168	$95,425	$48,693	$65,980	$82,475	76.7	120.0	0.19	0.19	$635	$1,244	$860	$1,076	29%	51%	$494,430	$11.35	70.00	4025	29131/973	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-01-327-005	35669 CLARKSTON LANE	12/29/23	$349,999	WD	03-ARM'S LENGTH	$349,999	$142,500	40.71	$304,108	$109,150	$63,259	$70,000	$87,500	99.6	131.0	0.30	0.30	$635	$1,096	$703	$878	31%	58%	$362,625	$8.32	100.00	4025	29928/234	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-01-327-015	35616 CLARKSTON LANE	01/22/25	$295,000	WD	03-ARM'S LENGTH	$295,000	$134,000	45.42	$285,373	$74,082	$64,455	$59,000	$73,750	101.5	136.0	0.31	0.31	$635	$730	$581	$727	25%	87%	$237,442	$5.45	100.00	4025	29957/268	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-01-327-017	35608 CLARKSTON LANE	07/20/23	$305,000	PTA	03-ARM'S LENGTH	$305,000	$125,400	41.11	$284,607	$84,848	$64,455	$61,000	$76,250	101.5	136.0	0.31	0.31	$635	$836	$601	$751	28%	76%	$271,949	$6.24	100.00	4025		401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-401-010	35520 RICHWOOD LANE	08/24/23	$370,000	WD	03-ARM'S LENGTH	$370,000	$131,000	35.41	$292,825	$154,252	$77,077	$74,000	$92,500	121.4	221.0	0.51	0.51	$635	$1,271	$610	$762	42%	50%	$304,245	$6.98	100.00	4025		401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-401-022	35501 RICHWOOD LANE	06/09/23	$303,000	WD	03-ARM'S LENGTH	$303,000	$145,700	48.09	$318,531	$100,984	$116,515	$60,600	$75,750	193.1	163.5	0.69	0.69	$603	$523	$314	$392	33%	115%	$145,510	$3.34	185.00	4025	29168/922	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-401-018	35133 WOODSIDE DRIVE	07/12/23	$499,900	WD	03-ARM'S LENGTH	$499,900	$238,900	47.79	$508,123	$138,808	$47,231	$99,980	$124,975	74.4	147.5	0.25	0.25	$635	$522	$1,344	$1,680	8%	122%	$152,787	$3.51	75.00	4030	29215/102	407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-022	35283 WOODSIDE DRIVE	12/13/24	$65,000	WD	03-ARM'S LENGTH	$65,000	$21,900	33.69	$51,871	$61,671	$48,542	$13,000	$16,250	76.4	144.1	0.26	0.26	$635	$807	$170	$213	95%	79%	$239,035	$5.49	78.00	4030	29904/13	407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-025	67826 MADELINE STREET	04/14/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$23,900	47.80	$482,773	($379,823)	$52,944	$10,000	$12,500	83.4	138.4	0.28	0.28	$635	($4,556)	$120	$150	-760%	-14%	($1,376,192)	($31.59)	86.80	4030	29092/187	407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-025	67826 MADELINE STREET	04/26/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$214,500	39.36	$482,773	$115,171	$52,944	$109,000	$136,250	83.4	138.4	0.28	0.28	$635	$1,381	$1,307	$1,634	21%	46%	$417,286	$9.58	86.80	4030		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-026	67802 MADELINE STREET	05/15/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$23,900	47.80	$460,159	($357,234)	$52,925	$10,000	$12,500	83.3	138.3	0.28	0.28	$635	($4,286)	$120	$150	-714%	-15%	($1,294,526)	($29.71)	86.80	4030	29134/441	407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-026	67802 MADELINE STREET	05/16/24	$545,000	WD	03-ARM'S LENGTH	$545,000	$199,300	36.57	$460,159	$137,766	$52,925	$109,000	$136,250	83.3	138.3	0.28	0.28	$635	$1,653	$1,308	$1,635	25%	38%	$499,152	$11.46	86.80	4030		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-041	67767 MADELINE STREET	05/09/23	$53,000	WD	03-ARM'S LENGTH	$53,000	$22,800	43.02	$454,936	($351,450)	$50,486	$10,600	$13,250	79.5	152.0	0.28	0.28	$635	($4,420)	$113	$167	-663%	-14%	($1,273,370)	($29.23)	78.98	4030	29125/562	407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-041	67767 MADELINE STREET	05/13/24	$550,000	WD	03-ARM'S LENGTH	$550,000	$196,900	35.80	$454,936	$145,550	$50,486	$110,000	$137,500	79.5	152.0	0.28	0.28	$635	$1,831	$1,384	$1,729	26%	35%	$527,355	$12.11	78.98	4030		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-044	67831 MADELINE STREET	08/14/24	$480,900	WD	03-ARM'S LENGTH	$480,900	$213,800	45.68	$482,115	$58,271	$50,486	$97,980	$122,475	79.5	152.0	0.28	0.28	$635	$733	$1,212	$1,540	12%	87%	$211,127	$4.85	78.98	4030		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-048	67806 ASHLEY AVENUE	04/24/23	$64,900	WD	03-ARM'S LENGTH	$64,900	$29,600	45.61	$558,629	($428,338)	$65,419	$12,980	$16,225	108.4	250.0	0.48	0.48	$603	($5,950)	$120	$150	-660%	-15%	($889,610)	($20.43)	84.00	4030	29092/727	407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-052	67660 ASHLEY AVENUE	07/24/23	$444,900	PTA	03-ARM'S LENGTH	$444,900	$167,500	37.65	$455,878	$54,441	$65,419	$88,980	$111,225	108.4	250.0	0.48	0.48	$603	$500	$821	$1,026	12%	130%	$112,948	$2.59	84.00	4030		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-053	67636 ASHLEY AVENUE	11/03/23	$499,000	PTA	03-ARM'S LENGTH	$499,000	$126,300	25.31	$522,369	$42,050	$65,419	$99,800	$124,750	108.4	250.0	0.48	0.48	$603	$388	$920	$1,150	8%	156%	$87,241	$2.00	84.00	4030		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-425-001	35523 CHOCKADEE DRIVE	02/15/25	$385,000	WD	03-ARM'S LENGTH	$385,000	$239,000	62.08	$512,504	($62,833)	$65,171	$77,000	$96,250	102.6	158.0	0.36	0.36	$635	($607)	$750	$938	-16%	-35%	($171,716)	($3.94)	100.00	4025	29974/462	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-425-002	35569 WOODSIDE DRIVE	08/25/23	$390,000	WD	03-ARM'S LENGTH	$390,000	$165,000	42.31	$381,193	$75,778	$65,171	$78,000	$97,500	102.6	158.0	0.36	0.36	$635	$739	$760	$950	19%	86%	$208,245	$4.67	100.00	4025		401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-425-002	35567 WOODSIDE DRIVE	04/25/24	$430,000	WD	03-ARM'S LENGTH	$430,000	$177,100	41.19	$381,193	$113,778	$65,171	$86,000	$107,500	102.6	158.0	0.36	0.36	$635	$1,109	$838	$1,047	26%	57%	$313,438	$7.20	100.00	4025		401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-425-006	35711 WOODSIDE DRIVE	10/17/24	$437,500	WD	03-ARM'S LENGTH	$437,500	$210,100	48.02	$453,274	$49,397	$65,171	$87,500	$109,375	102.6	158.0	0.36	0.36	$635	$481	$853	$1,066	11%	132%	$136,080	$3.12	100.00	4025	29820/317	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-425-009	35825 WOODSIDE DRIVE	12/18/23	$440,000	WD	03-ARM'S LENGTH	$440,000	$206,700	46.98	$482,300	$17,336	$59,636	$88,000	$110,000	268.3	120.0	0.83	0.83	$222	$65	$128	$410	4%	344%	$20,988	$0.48	100.00	4025	29416/709	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-426-005	35539 RICHWOOD LANE	04/24/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$116,400	46.56	$266,765	$62,610	$79,375	$50,000	$62,500	125.0	150.0	0.43	0.43	$635	$501	$400	$500	25%	127%	$145,605	$3.34	125.00	4025	29132/182	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-426-017	35621 RICHWOOD LANE	04/28/23	$278,500	WD	03-ARM'S LENGTH	$278,500	$104,500	37.52	$230,838	$130,212	$82,550	$55,700	$69,625	130.0	150.0	0.45	0.45	$635	$1,002	$428	$535	47%	63%	$290,652	$6.67	130.00	4025	29127/566	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-426-024	35547 RICHWOOD LANE	06/23/23	$320,000	WD	03-ARM'S LENGTH	$320,000	$123,000	38.44	$276,149	$113,484	$69,833	$64,000	$80,000	110.0	171.0	0.40	0.40	$635	$1,032	$582	$727	35%	62%	$280,901	$6.45	101.00	4025	29191/232	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-426-040	67808 LEELANE COURT	05/19/23	$465,000	WD	03-ARM'S LENGTH	$465,000	$205,200	44.13	$478,188	$55,400	$68,588	$93,000	$116,250	308.0	175.0	0.40	0.40	$635	$513	$861	$1,076	12%	124%	$137,811	$3.16	100.00	4025	29151/ 135	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-426-041	67799 LEELANE COURT	07/24/23	$336,500	WD	03-ARM'S LENGTH	$336,500	$193,100	57.38	$449,156	($47,073)	$65,583	$67,300	$84,125	103.3	160.0	0.37	0.37	$635	($456)	$652	$815	-14%	-139%	($138,394)	($2.06)	100.00	4025		401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-428-007	35887 DIANE LANE	01/26/24	$304,000	WD	03-ARM'S LENGTH	$304,000	$132,600	43.62	$299,623	$75,867	$71,490	$60,800	$76,000	112.6	163.0	0.40	0.40	$635	$674	$540	$675	25%	94%	$187,790	$4.31	108.00	4025	29455/356	401
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-429-010	35544 DIANE LANE	11/14/23	$508,000	WD	03-ARM'S LENGTH	$508,000	$228,600	45.00	$525,782	$72,243	$90,025	$101,600	$127,000	141.8	163.0	0.51	0.51	$635	$510	$717	$896	14%	125%	$141,931	$3.26	136.00	4025	29381/980	401
		Totals:		$10,993,899			$10,993,899	$4,645,000		$12,440,916	$606,332	$2,053,349	$2,198,780	$2,748,475	3,434.0		11.94	11.94			Average	$640	$800	6%	339%										

**INFORMATIONAL ONLY **

VACANT SALES

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Paved	Inspected Date	Class
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-001	35310 DIANE LANE	11/30/23	$64,500	WD	03-ARM'S LENGTH	$64,500	$29,200	45.27	$64,657	$64,500	$64,657	101.8	136.7	0.34	0.34	$635	$633	$192,537	$4.42	106.54	4025	29412/584		0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-003	67613 ASHLEY AVENUE	08/16/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$24,700	38.00	$54,721	$65,000	$54,721	86.2	180.0	0.32	0.32	$635	$754	$205,696	$4.72	83.00	4025			0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-012	67811 ASHLEY AVENUE	04/07/23	$60,500	WD	03-ARM'S LENGTH	$60,500	$24,200	40.00	$53,562	$60,500	$53,562	84.3	180.0	0.32	0.32	$635	$717	$190,252	$4.37	77.00	4030	29086/31		0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-012	67811 ASHLEY AVENUE	05/30/24	$67,200	WD	03-ARM'S LENGTH	$67,200	$24,200	36.01	$53,562	$67,200	$53,562	84.3	180.0	0.32	0.32	$635	$797	$211,321	$4.85	77.00	4025			0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-016	35071 WOODSIDE DRIVE	02/26/24	$76,000	WD	03-ARM'S LENGTH	$76,000	$32,400	42.63	$71,602	$76,000	$71,602	112.8	165.3	0.51	0.51	$635	$674	$149,901	$3.44	55.00	4025	29489/57		0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-019	35163 WOODSIDE DRIVE	05/09/24	$43,000	WD	03-ARM'S LENGTH	$43,000	$27,800	64.65	$61,604	$43,000	$61,604	107.8	146.7	0.37	0.37	$571	$399	$117,166	$2.69	109.00	4025			0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-028	67754 MADELINE STREET	06/24/24	$62,000	WD	03-ARM'S LENGTH	$62,000	$23,900	38.55	$52,886	$62,000	$52,886	83.3	138.1	0.28	0.28	$635	$744	$225,455	$5.18	86.80	4025			0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-033	67610 MADELINE STREET	06/03/24	$55,000	WD	03-ARM'S LENGTH	$55,000	$25,300	46.00	$56,024	$55,000	$56,024	88.2	138.7	0.29	0.29	$635	$623	$188,356	$4.32	91.75	4025			0		407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-054	67612 ASHLEY AVENUE	04/02/24	$69,900	WD	03-ARM'S LENGTH	$69,900	$29,600	42.35	$65,419	$69,900	$65,419	108.4	250.0	0.48	0.48	$603	$645	$145,021	$3.33	84.00	4030			0		407
		totals:		$563,100			$563,100				$857.2																
																		Average	$665								

USED VACANT SALES IN WEST RICHMOND CONDO'S FOR ANALYSIS FOR SSUBS LAND ANALYSIS

SOUTH FOREST

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	20% Allocated LV/S	25% Allocated LV/S	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	20% Allocated $/ FF	25% Allocated $/ FF	% Residual of SP	Current LV/SP	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
SOUTH FOREST	07-06-01-102-001	68826 FOREST STREET	11/30/23	$265,000	WD	03-ARM'S LENGTH	$265,000	$98,200	37.06	$229,828	$98,221	$63,049	$53,000	$66,250	115.1	105.0	0.31	0.31	$548.00	$854	$461	$576	37%	24%	$315,823	$7.25	129.00	4020	29387/687	401
SOUTH FOREST	07-06-01-153-001	68460 OAK STREET	09/29/23	$215,000	WD	03-ARM'S LENGTH	$215,000	$72,100	33.53	$180,230	$71,075	$36,305	$43,000	$53,750	66.2	130.0	0.20	0.20	$548.00	$1,073	$649	$811	33%	17%	$351,856	$8.08	66.00	4020		401
SOUTH FOREST	07-06-01-158-008	36066 FRIDAY STREET	06/22/23	$240,000	WD	03-ARM'S LENGTH	$240,000	$91,800	38.25	$226,198	$61,591	$47,789	$48,000	$60,000	87.2	165.0	0.30	0.30	$548.00	$706	$550	$688	26%	20%	$208,783	$4.79	78.00	4020	29187/263	401
SOUTH FOREST	07-06-01-159-001	68080 FOREST STREET	12/06/24	$196,000	WD	03-ARM'S LENGTH	$196,000	$100,700	51.38	$214,082	$33,913	$51,995	$39,200	$49,000	94.9	157.0	0.31	0.31	$548.00	$357	$413	$516	17%	27%	$108,003	$2.48	87.00	4020	29884/901	401
SOUTH FOREST	07-06-01-204-006	67798 FORRAID STREET	05/24/24	$330,000	WD	03-ARM'S LENGTH	$330,000	$130,400	39.52	$273,877	$126,872	$39,980	$66,000	$82,500	120.0	116.0	0.56	0.56	$548.00	$1,527	$815	$1,019	27%	13%	$467,576	$10.73	46.00	4020		401
SOUTH FOREST	07-06-01-304-009	67600 FOREST STREET	08/05/24	$185,000	WD	03-ARM'S LENGTH	$185,000	$99,000	53.51	$199,503	$55,597	$70,100	$37,000	$46,250	127.9	54.0	0.25	0.25	$548.00	$435	$289	$362	30%	38%	$224,181	$5.15	200.00	4020		401
SOUTH FOREST	07-06-01-304-011	67700 FOREST STREET	10/10/24	$205,000	WD	03-ARM'S LENGTH	$205,000	$80,800	39.42	$218,364	$80,953	$44,317	$53,000	$66,250	80.9	248.0	0.34	0.34	$548.00	$1,001	$655	$819	31%	17%	$240,312	$5.53	59.00	4020	29858/27	401
SOUTH FOREST	07-06-02-226-002	35600 DIVISION	06/26/23	$99,000	WD	03-ARM'S LENGTH	$99,000	$22,500	22.73	$49,617	$99,000	$49,617	$19,800	$24,750	90.5	191.0	0.44	0.44	$548.00	$1,093	$219	$273	100%	50%	$226,027	$5.19	60.00	4020	29190/978	402
SOUTH FOREST	07-06-02-228-003	35920 DIVISION	06/16/23	$234,000	WD	03-ARM'S LENGTH	$234,000	$64,900	27.74	$247,173	$17,181	$30,354	$46,800	$58,500	55.4	72.0	0.12	0.12	$47.99	$310	$845	$1,056	7%	13%	$138,556	$3.18	75.00	4020	29178/890	401
SOUTH FOREST	07-06-02-276-002	68233 FOREST STREET	07/10/23	$269,000	WD	03-ARM'S LENGTH	$269,000	$119,600	39.21	$318,462	$64,800	$79,262	$53,800	$67,250	142.8	130.0	0.79	0.79	$548.00	$454	$427	$534	21%	26%	$82,234	$1.89	104.00	4020		401
SOUTH FOREST	07-06-02-426-026	67883 FOREST STREET	04/03/23	$270,000	WD	03-ARM'S LENGTH	$270,000	$123,300	45.67	$332,668	($19,582)	$43,086	$54,000	$67,500	78.6	203.0	0.34	0.34	$548.00	($249)	$687	$859	-7%	16%	($57,594)	($1.32)	73.00	4020	29074/897	401
		Totals:		$2,473,900			$2,473,900	$933,700		$2,379,020	$636,626	$541,746	$494,780	$618,475	988.6		3.55	3.55	548.00	$644		$500	$626	26%	22%						
																					Average	$546								

ALLOCATION METHOD USED TO DETERMINE LAND VALUE

STOECKER LANE

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Ext. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Paved	Inspected Date	Use Code	Class	Rate Group 1
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-001	35310 DIANE LANE	11/30/23	$64,500	WD	03-ARM'S LENGTH	$64,500	$29,200	45.27	$64,657	$64,500	$64,657	101.8	136.7	0.34	0.34	$635	$633	$192,537	$4.42	106.54	4025	29412/584		0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-003	67613 ASHLEY AVENUE	08/16/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$24,700	38.00	$54,721	$65,000	$54,721	86.2	180.0	0.32	0.32	$635	$754	$205,696	$4.72	83.00	4025			0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-012	67811 ASHLEY AVENUE	04/07/23	$60,500	WD	03-ARM'S LENGTH	$60,500	$24,200	40.00	$53,562	$60,500	$53,562	84.3	180.0	0.32	0.32	$635	$717	$190,252	$4.37	77.00	4030	29086/31		0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-012	67811 ASHLEY AVENUE	05/30/24	$67,200	WD	03-ARM'S LENGTH	$67,200	$24,200	36.01	$53,562	$67,200	$53,562	84.3	180.0	0.32	0.32	$635	$797	$211,321	$4.85	77.00	4025			0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-016	35071 WOODSIDE DRIVE	02/26/24	$76,000	WD	03-ARM'S LENGTH	$76,000	$32,400	42.63	$71,602	$76,000	$71,602	112.8	165.3	0.51	0.51	$635	$674	$149,901	$3.44	55.00	4025	29489/57		0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-019	35163 WOODSIDE DRIVE	05/09/24	$43,000	WD	03-ARM'S LENGTH	$43,000	$27,800	64.65	$61,604	$43,000	$61,604	107.8	146.7	0.37	0.37	$571	$399	$117,166	$2.69	109.00	4025			0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-028	67754 MADELINE STREET	06/24/24	$62,000	WD	03-ARM'S LENGTH	$62,000	$23,900	38.55	$52,886	$62,000	$52,886	83.3	138.1	0.28	0.28	$635	$744	$225,455	$5.18	86.80	4025			0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-033	67610 MADELINE STREET	06/03/24	$55,000	WD	03-ARM'S LENGTH	$55,000	$25,300	46.00	$56,024	$55,000	$56,024	88.2	138.7	0.29	0.29	$635	$623	$188,356	$4.32	91.75	4025			0	0	NOT INSPECTED	407	WEST RICHMOND
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-054	67612 ASHLEY AVENUE	04/02/24	$69,900	WD	03-ARM'S LENGTH	$69,900	$29,600	42.35	$65,419	$69,900	$65,419	108.4	250.0	0.48	0.48	$603	$645	$145,021	$3.33	84.00	4030			0	0	NOT INSPECTED	407	WEST RICHMOND
		totals:		$563,100			$563,100				$857.2																		
																		Average	$665										

NO SALES WITHIN 3TO LAND TABLE USED VACANT LAND SALES IN ADJCENT SUB TO DETERMINE FF RATE

SWAN CREEK CONDOS

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Residual Site Value	Current Site Value	10% Allocated LV/S	20% Allocated LV/S	% Residual of SP	Current LV/SP	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
SWAN CREEK CONDOS	07-03-35-101-001	34954 MAPLEWOOD LANE	05/29/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$104,400	36.63	$207,362	$114,621	$36,983	$28,500	$42,750	57,000.0	40%	13%	0.0

SWAN CREEK SINGLE FAMILY HOMI	07-03-35-127-025	34672 ROSEBUD LANE	08/29/24	$287,000	WD	03-ARM'S LENGTH	$287,000	$135,000	47.04	$277,412	$48,381	$38,793	$57,400	$71,750	70.1	117.5	0.19	0.19		$690	$818	$1,023	17%	14%	$255,984	$5.88	70.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-127-031	70750 NATURES WAY	10/22/24	$305,000	WD	03-ARM'S LENGTH	$305,000	$134,800	44.20	$291,964	$52,239	$39,203	$61,000	$76,250	70.9	120.0	0.19	0.19		$737	$860	$1,076	17%	13%	$270,668	$6.21	70.00	4100	29818/610
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-127-035	34644 APPLE BLOSSOM LANE	10/02/24	$285,000	WD	03-ARM'S LENGTH	$285,000	$132,200	46.39	$275,708	$48,085	$38,793	$57,000	$71,250	70.1	117.5	0.19	0.19		$685	$813	$1,016	17%	14%	$254,418	$5.84	70.00	4100	2979/861
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-127-048	34674 CHERRY HILL LANE	12/06/24	$348,000	WD	03-ARM'S LENGTH	$348,000	$139,900	40.20	$297,916	$88,877	$38,793	$69,600	$87,000	70.1	117.5	0.19	0.19		$1,267	$992	$1,240	26%	11%	$470,249	$10.80	70.00	4100	29890/825
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-127-050	34689 GOLDEN OAK LANE	01/29/25	$330,000	WD	03-ARM'S LENGTH	$330,000	$144,400	43.76	$284,940	$91,611	$46,551	$66,000	$82,500	84.2	117.5	0.23	0.23		$1,088	$784	$980	28%	14%	$403,573	$9.26	84.00	4100	29949/14
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-011	70692 SUNNY BROOK LANE	02/29/24	$35,000	WD	03-ARM'S LENGTH	$35,000	$23,000	65.71	$38,793	$35,000	$38,793	$7,000	$8,750	70.1	117.5	0.19	0.19		$499	$100	$125	100%	111%	$185,185	$4.25	70.00	4100	29501/938
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-011	70692 SUNNY BROOK LANE	02/29/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$23,000	51.11	$38,793	$45,000	$38,793	$9,000	$11,250	70.1	117.5	0.19	0.19		$641	$128	$160	100%	86%	$238,095	$5.47	70.00	4100	29504/323
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-019	70484 SUNNY BROOK LANE	07/28/23	$35,000	PTA	03-ARM'S LENGTH	$35,000	$23,000	65.71	$41,317	$32,476	$38,793	$7,000	$8,750	70.1	117.5	0.19	0.19		$463	$100	$125	93%	111%	$171,831	$3.94	70.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-019	70484 SUNNY BROOK LANE	07/31/23	$294,900	PTA	03-ARM'S LENGTH	$294,900	$23,000	7.80	$41,317	$292,376	$38,793	$58,980	$73,725	70.1	117.5	0.19	0.19		$4,168	$841	$1,051	99%	13%	$1,546,963	$35.51	70.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-022	70400 SUNNY BROOK LANE	09/27/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$23,000	65.71	$41,348	$32,445	$38,793	$7,000	$8,750	70.1	117.5	0.19	0.19		$463	$100	$125	93%	111%	$171,667	$3.94	70.00	4100	29447/834
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-022	70400 SUNNY BROOK LANE	01/12/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$23,000	51.11	$41,348	$42,445	$38,793	$9,000	$11,250	70.1	117.5	0.19	0.19		$605	$128	$160	94%	86%	$224,577	$5.16	70.00	4100	29447/837
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-026	70298 SUNNY BROOK LANE	04/01/24	$294,900	WD	03-ARM'S LENGTH	$294,900	$128,400	43.54	$259,065	$74,379	$38,544	$58,980	$73,725	69.7	116.0	0.19	0.19		$1,067	$846	$1,058	25%	13%	$399,887	$9.18	70.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-027	70274 SUNNY BROOK LANE	05/20/24	$330,000	WD	03-ARM'S LENGTH	$330,000	$150,000	45.45	$309,149	$59,310	$38,459	$66,000	$82,500	69.5	115.5	0.19	0.19		$853	$949	$1,186	18%	12%	$318,871	$7.32	70.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-030	70196 SUNNY BROOK LANE	01/15/25	$45,000	WD	03-ARM'S LENGTH	$45,000	$22,800	50.67	$38,459	$45,000	$38,459	$9,000	$11,250	69.5	115.5	0.19	0.19		$647	$129	$162	100%	85%	$241,935	$5.55	70.00	4100	29940/666
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-030	70196 SUNNY BROOK LANE	01/15/25	$35,000	WD	03-ARM'S LENGTH	$35,000	$22,800	65.14	$38,459	$35,000	$38,459	$7,000	$8,750	69.5	115.5	0.19	0.19		$503	$101	$126	100%	110%	$188,172	$4.32	70.00	4100	29939/937
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-029	70219 SUNNY BROOK LANE	07/12/24	$206,519	SD	03-ARM'S LENGTH	$206,519	$150,000	72.63	$322,410	($69,687)	$46,204	$41,304	$51,630	83.6	120.0	0.23	0.23		($834)	$494	$618	-34%	22%	($306,991)	($7.05)	82.50	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-029	70219 SUNNY BROOK LANE	02/11/25	$346,000	WD	03-ARM'S LENGTH	$346,000	$150,000	43.35	$322,410	$69,794	$46,204	$69,200	$86,500	83.6	120.0	0.23	0.23		$835	$828	$1,035	20%	13%	$307,463	$7.06	82.50	4100	29962/279
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-030	34669 PINE VALLEY	06/27/23	$319,000	WD	03-ARM'S LENGTH	$319,000	$136,600	42.82	$300,332	$57,461	$38,793	$63,800	$79,750	70.1	117.5	0.19	0.19		$819	$909	$1,137	18%	12%	$304,026	$6.98	70.00	4100	29201/126
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-031	34649 PINE VALLEY	10/16/23	$290,000	WD	03-ARM'S LENGTH	$290,000	$116,600	40.21	$248,936	$79,857	$38,793	$58,000	$72,500	70.1	117.5	0.19	0.19		$1,138	$827	$1,034	28%	13%	$422,524	$9.70	70.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-036	34632 PINE VALLEY	08/30/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$132,500	42.06	$293,915	$59,878	$38,793	$63,000	$78,750	70.1	117.5	0.19	0.19		$854	$898	$1,123	19%	12%	$316,815	$7.27	70.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-038	34678 PINE VALLEY	11/27/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$122,400	37.66	$263,603	$100,190	$38,793	$65,000	$81,250	70.1	117.5	0.19	0.19		$1,428	$927	$1,158	31%	12%	$530,106	$12.17	70.00	4100	29394/208
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-042	34659 CEDAR RIDGE	06/13/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$121,500	40.50	$271,736	$67,057	$38,793	$60,000	$75,000	70.1	117.5	0.19	0.19		$956	$855	$1,069	22%	13%	$354,799	$8.15	70.00	4100	29171/870
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-050	70043 SUNNY BROOK LANE	08/25/23	$30,000	WD	03-ARM'S LENGTH	$30,000	$27,900	93.00	$56,990	$30,000	$46,990	$6,000	$7,500	85.0	132.0	0.24	0.24		$353	$71	$88	100%	157%	$123,967	$2.85	80.00	4100	
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-050	70043 SUNNY BROOK LANE	08/30/23	$45,000	WD	03-ARM'S LENGTH	$45,000	$27,900	62.00	$59,900	$32,090	$46,990	$9,000	$11,250	85.0	132.0	0.24	0.24		$378	$106	$132	71%	104%	$132,603	$3.04	80.00	4100	
			Totals:	**$6,426,819**			**$6,426,819**	**$2,842,600**		**$5,898,010**	**$1,990,397**	**$1,451,588**			**2,624.9**		**7.12**	**7.12**											

VACANT SALES USED FOR LAND ANALYSIS IMPROVED SALES ARE INFORMATIONAL ONLY

VICTORIA PARK

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	% Residual of SP	Current LV/SP	Dollars/Acre	Dollars/SqFt	Liber/Page	Class
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-126-032	70161 NATURES WAY	01/12/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$23,000	51.11	$38,793	$45,000	$38,793	70.1	117.5	0.19	0.19	$641	$641	100%	86%	$238,095	$5.47	29452/104	407
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-126-033	70129 NATURES WAY	10/20/23	$45,000	PTA	03-ARM'S LENGTH	$45,000	$23,000	51.11	$38,793	$45,000	$38,793	70.1	117.5	0.19	0.19	$641	$641	100%	86%	$238,095	$5.47		407
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-126-036	70051 NATURES WAY	06/19/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$23,000	51.11	$38,793	$45,000	$38,793	70.1	117.5	0.19	0.19	$641	$641	100%	86%	$238,095	$5.47		407
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-127-007	70929 SUNNY BROOK LANE	02/11/25	$35,000	MLC	03-ARM'S LENGTH	$35,000	$27,100	77.43	$45,666	$35,000	$45,666	82.6	132.0	0.24	0.24	$424	$424	100%	130%	$148,305	$3.40	29973/309	407
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-011	70692 SUNNY BROOK LANE	02/29/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$23,000	51.11	$38,793	$45,000	$38,793	70.1	117.5	0.19	0.19	$641	$641	100%	86%	$238,095	$5.47	29504/323	407
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-128-030	70196 SUNNY BROOK LANE	01/15/25	$45,000	WD	03-ARM'S LENGTH	$45,000	$22,800	50.67	$38,459	$45,000	$38,459	69.5	115.5	0.19	0.19	$647	$647	100%	85%	$241,935	$5.55	29940/666	407
SWAN CREEK SINGLE FAMILY HOMI	07-03-35-129-050	70043 SUNNY BROOK LANE	08/25/23	$30,000	WD	03-ARM'S LENGTH	$30,000	$27,900	93.00	$56,990	$30,000	$46,990	85.0	132.0	0.24	0.24	$353	$353	100%	157%	$123,967	$2.85		407
RR.CLARK.DIANE.RICH FOR.PINE.RIC	07-06-02-405-001	35310 DIANE LANE	11/30/23	$64,500	WD	03-ARM'S LENGTH	$64,500	$29,200	45.27	$58,446	$64,500	$58,446	101.8	136.7	0.34	0.34	$633	$633	100%	91%	$192,537	$4.42	29412/584	407
RR.CLARK.DIANE.RICH FOR.PINE.RIC	07-06-02-405-003	67613 ASHLEY AVENUE	08/16/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$24,700	38.00	$49,464	$65,000	$49,464	86.2	180.0	0.32	0.32	$754	$754	100%	76%	$205,696	$4.72		407
RR.CLARK.DIANE.RICH FOR.PINE.RIC	07-06-02-405-012	67811 ASHLEY AVENUE	04/07/23	$60,500	WD	03-ARM'S LENGTH	$60,500	$24,200	40.00	$48,416	$60,500	$48,416	84.3	180.0	0.32	0.32	$717	$717	100%	80%	$190,252	$4.37	29086/31	407
RR.CLARK.DIANE.RICH FOR.PINE.RIC	07-06-02-405-016	35071 WOODSIDE DRIVE	02/26/24	$76,000	WD	03-ARM'S LENGTH	$76,000	$32,400	42.63	$64,724	$76,000	$64,724	112.8	165.3	0.51	0.51	$674	$674	100%	85%	$149,901	$3.44	29489/57	407
RR.CLARK.DIANE.RICH FOR.PINE.RIC	07-06-02-405-026	67802 MADELINE STREET	05/15/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$23,900	47.80	$47,841	$50,000	$47,841	83.3	138.3	0.28	0.28	$600	$600	100%	96%	$181,159	$4.16	29134/441	407
RR,CLARK,DIANE,RICH FOR,PINE,RIC	07-06-02-405-041	67767 MADELINE STREET	05/09/23	$53,000	WD	03-ARM'S LENGTH	$53,000	$22,800	43.02	$45,636	$53,000	$45,636	79.5	152.0	0.28	0.28	$667	$667	100%	86%	$192,029	$4.41	29125/562	407
			Totals:	**$444,000**			**$444,000**	**$207,900**		**$409,976**	**$444,000**	**$399,976**	**$702**	**$1,200**	**2.5**									
																	Average	**$618**						

NEW SUBDIVISION NO LAND SALES YET USED VACANT SALES FROM SWAN CREEK TO DETERMINE 2026 LAND VALUES

W OF MAIN, N OF DIVISION

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	20% Allocated LV/$	25% Allocated LV/$	Effec. Front	Depth	Net Acres	Total Acres	Current $/FF	Residual $/FF	20% Allocated $/ FF	25% Allocated $/ FF	% Residual of SP	Current LV/SP	Dollars/Acre	Dollars/SqFt	Actual Front
W OF MAIN, N OF DIVISION	07-03-35-377-004	35000 PARK STREET	07/26/24	$330,000	WD	03-ARM'S LENGTH	$330,000	$136,500	41.36	$307,505	$117,321	$94,826	$66,000	$82,500	150.1	221.0	0.51	0.51	631.55	$781	$440	$549	36%	29%	$229,143	$5.26	101.00
W OF MAIN, N OF DIVISION	07-03-35-403-008	35641 RIDGE STREET	12/30/24	$188,000	WD	03-ARM'S LENGTH	$188,000	$83,200	44.26	$185,741	$52,214	$49,955	$37,600	$47,000	67.2	132.0	0.22	0.22	742.99	$777	$559	$699	28%	27%	$233,098	$5.35	74.00
W OF MAIN, N OF DIVISION	07-03-35-405-005	69666 PARKER STREET	11/10/23	$234,000	WD	03-ARM'S LENGTH	$234,000	$84,900	36.28	$213,728	$51,991	$31,719	$46,800	$58,500	42.7	107.0	0.14	0.14	743.00	$1,218	$1,096	$1,370	22%	14%	$385,119	$8.84	55.00
W OF MAIN, N OF DIVISION	07-03-35-405-006	69650 PARKER STREET	07/30/24	$299,900	WD	03-ARM'S LENGTH	$299,900	$132,400	44.15	$299,324	$49,369	$48,793	$59,980	$74,975	65.7	149.0	0.23	0.23	743.01	$752	$913	$1,142	16%	16%	$218,447	$5.01	66.00
W OF MAIN, N OF DIVISION	07-03-35-407-004	35310 CHURCHILL STREET	08/09/24	$195,000	WD	03-ARM'S LENGTH	$195,000	$89,600	45.95	$200,481	$43,557	$49,038	$39,000	$48,750	66.0	140.0	0.21	0.21	743.00	$660	$591	$739	22%	25%	$205,458	$4.72	66.00
W OF MAIN, N OF DIVISION	07-03-35-407-015	69465 PARKER STREET	05/10/24	$90,000	WD	03-ARM'S LENGTH	$90,000	$53,500	59.44	$120,904	$521	$31,425	$18,000	$22,500	42.3	120.0	0.14	0.14	743.00	$12	$426	$532	1%	35%	$3,775	$0.09	50.00
W OF MAIN, N OF DIVISION	07-03-35-453-009	35349 MONROE STREET	07/10/24	$219,500	WD	03-ARM'S LENGTH	$219,500	$87,800	40.00	$194,925	$80,176	$55,601	$43,900	$54,875	74.8	224.0	0.26	0.26	743.00	$1,071	$587	$733	37%	25%	$311,969	$7.16	50.00
W OF MAIN, N OF DIVISION	07-03-35-453-010	35361 MONROE STREET	06/25/24	$246,000	WD	03-ARM'S LENGTH	$246,000	$79,400	32.28	$174,670	$141,992	$70,662	$49,200	$61,500	95.1	299.0	0.38	0.38	743.00	$1,493	$517	$647	58%	29%	$375,640	$8.62	55.00
			Totals:	**$1,802,400**			**$1,802,400**	**$747,300**		**$1,697,278**	**$537,141**	**$432,019**	**$360,480**	**$450,600**	**604.0**		**2.08**	**2.08**			**$597**	**$746**	**27%**	**25%**			
																				Average	**$641**	$801					

ALLOCATION METHOD USED TO DETERMINE LAND VALUE

RESIDENTIAL ACREAGE ANALYSIS

CITY/TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
	Under 1 to 1.5 ACRES																					
LENOX TOWNSHIP	19-06-13-102-003	GRATIOT	10/11/23	$80,000	WD	03-ARM'S LENGTH	$37,280	$11,800	31.65	$23,506	$37,280	$19,404	0.64	0.64	$58,250	$1.34	0.00	4060	L29352 / P316	19-06-13-102-004	TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-13-102-003	GRATIOT	10/11/23	$80,500	PTA	03-ARM'S LENGTH	$37,545	$11,800	31.43	$23,506	$37,545	$19,404	0.64	0.64	$58,664	$1.35	0.00	4060		19-06-13-102-004	TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-13-102-004	GRATIOT	10/11/23	$80,000	WD	03-ARM'S LENGTH	$42,720	$13,500	31.60	$26,838	$42,720	$22,869	0.74	0.74	$57,730	$1.33	0.00	4060	L29352 / P316	19-06-13-102-003	TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-13-102-004	GRATIOT	10/11/23	$80,500	PTA	03-ARM'S LENGTH	$42,955	$13,500	31.43	$26,885	$42,955	$22,869	0.74	0.74	$58,047	$1.33	0.00	4060		19-06-13-102-003	TWP RESIDENTIAL	402
														Average	**$58,173**							
														Standard Dev	$339							
	1.5 to 2 ACRES																					
RICHMOND TOWNSHIP	22-03-19-400-019	27267 34 MILE	06/20/23	$40,000	WD	03-ARM'S LENGTH	$40,000	$12,100	30.25	$33,900	$40,000	$33,900	1.50	1.50	$26,667	$0.61	0.00	ARMA	29188/432		RESIDENTIAL SUBDIVISION	401
RICHMOND TOWNSHIP	22-03-34-100-019	32285 ARMADA RIDGE	04/06/23	$54,500	WD	03-ARM'S LENGTH	$54,500	$12,100	22.20	$33,870	$54,500	$33,870	1.50	1.50	$36,309	$0.83	0.00	AGR	29078/564		RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-18-100-058	BURMAN RD	03/20/24	$37,500	WD	03-ARM'S LENGTH	$37,500	$14,900	39.73	$38,580	$37,500	$38,580	1.68	1.83	$22,335	$0.51	200.00	ARMA	29523/186		RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-18-400-001	27050 DAYTON RD	03/06/25	$32,000	PTA	03-ARM'S LENGTH	$32,000	$19,000	59.38	$53,000	$32,000	$53,000	1.65	2.00	$19,394	$0.45	462.00	ARMA			RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-18-400-001	27050 DAYTON RD	01/12/24	$38,000	WD	03-ARM'S LENGTH	$38,000	$14,500	38.16	$38,000	$38,000	$38,000	1.65	1.65	$23,030	$0.53	462.00	ARMA	29445/2		RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-07-400-031	77987 CRYDERMAN RD	05/01/23	$44,000	WD	03-ARM'S LENGTH	$44,000	$22,300	50.68	$42,600	$44,000	$42,600	1.98	1.98	$22,222	$0.51	0.00	AGR	29114/412		RICHMOND AGRICULTURAL	401
RICHMOND TOWNSHIP	22-03-07-400-030	77850 ANGLING RD	06/20/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$18,200	40.44	$40,860	$45,000	$40,860	1.75	1.75	$25,714	$0.59	0.00	ARMA	29640/167		RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-07-400-032	ANGLING RD	05/28/24	$40,000	WD	03-ARM'S LENGTH	$40,000	$19,100	47.75	$42,880	$40,000	$42,880	1.84	1.84	$21,739	$0.50	0.00	AGR	29611/612		RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-26-251-012	35101 LAUREN LANE	11/18/24	$45,000	WD	03-ARM'S LENGTH	$45,000	$19,600	43.56	$39,180	$45,000	$39,180	1.71	1.71	$26,331	$0.60	592.89	RICH			RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-19-100-051	74724 BURMAN RD	05/30/23	$75,000	WD	03-ARM'S LENGTH	$75,000	$25,200	33.60	$48,200	$75,000	$48,200	2.00	2.00	$37,500	$0.86	0.00	AGR	29156/503		RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-19-100-049	26834 SCHOOL SECTION RD	05/06/24	$67,000	WD	03-ARM'S LENGTH	$67,000	$21,300	31.79	$48,200	$67,000	$48,200	2.00	2.00	$33,500	$0.77	0.00	AGR	29582/745		RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-19-100-050	26868 SCHOOL SECTION RD	05/06/24	$67,000	WD	03-ARM'S LENGTH	$67,000	$21,300	31.79	$48,200	$67,000	$48,200	2.00	2.00	$33,500	$0.77	0.00	AGR	29582/772		RICHMOND AGRICULTURAL	401
														Average	**$27,353**							
	2 to 2.5 ACRES																					
RICHMOND TOWNSHIP	22-03-26-251-014	LAUREN LANE	02/03/25	$25,000	PTA	03-ARM'S LENGTH	$25,000	$19,800	79.20	$54,640	$25,000	$54,640	2.01	2.21	$12,444	$0.29	269.30	RICH			RESIDENTIAL SUBDIVISION	402
LENOX TOWNSHIP	19-06-20-100-014	29 MILE	07/06/23	$40,000	WD	03-ARM'S LENGTH	$40,000	$20,100	50.25	$44,088	$40,000	$47,088	2.00	2.15	$20,000	$0.46	0.00	4020	L29209 / P158		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-25-200-047	5060 COUNTY LINE	11/10/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$18,500	37.00	$36,810	$50,000	$32,132	2.00	2.08	$24,975	$0.57	0.00	4000	L29380 / P283		LANDFILL	402
LENOX TOWNSHIP	19-06-36-200-029	27 MILE	07/09/25	$53,500	PTA	03-ARM'S LENGTH	$53,500	$19,300	36.07	$38,507	$53,500	$32,618	2.05	2.05	$26,098	$0.60	0.00	4000			LANDFILL	401
LENOX TOWNSHIP	19-06-36-200-031	37400 27 MILE	05/28/25	$53,000	WD	03-ARM'S LENGTH	$53,000	$19,300	36.42	$38,507	$53,000	$32,618	2.05	2.05	$25,854	$0.59	0.00	4000	L30119 / P333		LANDFILL	402
LENOX TOWNSHIP	19-06-16-476-013	31747 29 MILE	07/08/24	$53,000	WD	03-ARM'S LENGTH	$53,000	$22,500	42.45	$45,000	$53,000	$48,000	2.13	2.13	$24,941	$0.57	0.00	4025	L29666 / P8		TWP RESIDENTIAL	401
LENOX TOWNSHIP	19-06-29-100-047	60730 PLACE	07/29/24	$60,000	WD	03-ARM'S LENGTH	$60,000	$22,500	37.50	$48,000	$60,000	$48,000	2.13	2.13	$28,235	$0.65	0.00	4100	L29700 / P347		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-25-200-048	5102 COUNTY LINE	11/10/23	$50,000	PTA	03-ARM'S LENGTH	$50,000	$17,800	35.60	$35,473	$50,000	$30,081	2.29	2.29	$21,882	$0.50	0.00	4000	L29380 / P230		LANDFILL	402
RICHMOND TOWNSHIP	22-03-19-100-052	BURMAN RD	09/15/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$25,200	50.40	$48,200	$50,000	$48,200	2.30	2.30	$21,739	$0.50	0.00	AGR	29317/456		RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-19-100-054	ARMADA RIDGE	04/20/23	$65,000	WD	03-ARM'S LENGTH	$65,000	$25,200	38.77	$42,560	$65,000	$42,560	2.30	2.30	$28,261	$0.65	0.00	AGR	29097/393		RICHMOND AGRICULTURAL	102
RICHMOND TOWNSHIP	22-03-12-400-027	WEBER RD	05/01/25	$40,000	PTA	03-ARM'S LENGTH	$40,000	$31,100	77.75	$62,200	$40,000	$62,200	2.22	2.35	$18,018	$0.41	171.65	RICH			RESIDENTIAL SUBDIVISION	402
														Average	**$22,950**							
	2.5 to 5 ACRES																					
RICHMOND TOWNSHIP	22-03-18-300-045	75428 OMO	08/30/24	$93,000	PTA	03-ARM'S LENGTH	$93,000	$26,300	28.28	$52,500	$93,000	$52,500	2.50	2.50	$37,200	$0.85	0.00	ARMA			RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-18-300-053	75768 OMO	03/20/25	$80,000	PTA	03-ARM'S LENGTH	$80,000	$26,300	32.88	$63,750	$80,000	$63,750	2.50	2.50	$32,000	$0.73	0.00	ARMA			RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-18-100-063	26850 IRWIN RD	12/05/24	$57,000	PTA	03-ARM'S LENGTH	$57,000	$26,600	46.67	$53,200	$57,000	$53,200	2.41	2.54	$23,651	$0.54	167.50	ARMA			RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-18-100-063	26850 IRWIN RD	07/30/24	$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	$45,000	$26,600	59.11	$53,200	$45,000	$53,200	2.41	2.54	$18,672	$0.43	167.50	ARMA	29693/295	22-03-18-100-064	RESIDENTIAL SUBDIVISION	402
RICHMOND TOWNSHIP	22-03-06-100-028	80740 OMO	02/26/25	$48,000	PTA	03-ARM'S LENGTH	$48,000	$0	0.00	$62,950	$48,000	$62,950	2.80	2.80	$17,174	$0.39	0.00	AGR			RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-06-100-029	OMO	02/26/25	$46,000	PTA	03-ARM'S LENGTH	$46,000	$0	0.00	$62,950	$46,000	$62,950	2.80	2.80	$16,458	$0.38	0.00	AGR			RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-06-100-030	OMO	02/26/25	$46,000	PTA	03-ARM'S LENGTH	$46,000	$0	0.00	$62,950	$46,000	$62,950	2.80	2.80	$16,458	$0.38	0.00	AGR			RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-06-100-031	OMO	02/26/25	$41,000	PTA	03-ARM'S LENGTH	$41,000	$0	0.00	$62,950	$41,000	$62,950	2.80	2.80	$14,669	$0.34	0.00	AGR			RICHMOND AGRICULTURAL	402
RICHMOND TOWNSHIP	22-03-09-100-018	78955 DELAND RD	06/29/23	$69,000	WD	03-ARM'S LENGTH	$69,000	$25,600	37.10	$58,200	$69,000	$58,200	3.00	3.00	$23,000	$0.53	246.08	MEMP	29204/318		RESIDENTIAL SUBDIVISION	401
LENOX TOWNSHIP	19-06-15-300-015	32287 29 MILE	05/05/23	$49,900	WD	03-ARM'S LENGTH	$49,900	$21,200	42.48	$46,500	$49,900	$49,900	2.50	2.50	$19,960	$0.46	0.00	4060	L29132 / P626		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-16-300-038	30803 29 MILE	11/17/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$21,200	42.40	$49,000	$50,000	$50,000	2.50	2.50	$20,000	$0.46	0.00	4025	L29396 / P880		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-16-300-039	29 MILE	11/17/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$21,000	42.00	$45,421	$50,000	$50,000	2.50	2.50	$20,000	$0.46	0.00	4025	L29399 / P439		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-16-300-040	30657 29 MILE	02/23/24	$56,000	WD	03-ARM'S LENGTH	$56,000	$21,400	38.21	$47,250	$56,000	$56,000	2.50	2.50	$22,400	$0.51	0.00	4025	L29485 / P73		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-16-300-041	30711 29 MILE	03/15/24	$54,000	WD	03-ARM'S LENGTH	$54,000	$21,400	39.63	$47,250	$54,000	$54,000	2.50	2.50	$21,600	$0.50	0.00	4025	L29512 / P417		TWP RESIDENTIAL	402
														Average	**$21,660**							
	5 to 15 ACRES																					
LENOX TOWNSHIP	19-06-19-100-021	62969 OMO	04/16/24	$20,000	WD	03-ARM'S LENGTH	$20,000	$28,800	144.00	$57,630	$20,000	$58,367	5.00	5.00	$4,000	$0.09	0.00	4020	L29557 / P74		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-16-300-020	SMITH VACANT	04/11/25	$100,000	WD	03-ARM'S LENGTH	$100,000	$34,500	34.50	$68,930	$100,000	$68,930	7.12	7.12	$14,045	$0.32	0.00	4025	L30057 / P578		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-30-400-026	27639 27 MILE	05/01/23	$120,000	OTH	03-ARM'S LENGTH	$120,000	$32,300	26.92	$85,410	$120,000	$86,312	10.00	10.00	$12,000	$0.28	0.00	4100	L29118 / P391		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-19-100-013	OMO	11/25/24	$125,000	WD	03-ARM'S LENGTH	$125,000	$52,700	42.16	$109,587	$125,000	$109,587	10.22	10.22	$12,231	$0.28	0.00	4020	L29876 / P671		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-31-476-023	26 MILE	10/16/24	$165,000	WD	03-ARM'S LENGTH	$165,000	$50,500	30.61	$115,691	$165,000	$115,269	10.27	10.53	$16,068	$0.37	338.54	4020	L29828 / P429		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-20-100-038	PLACE VACANT	05/07/25	$128,000	WD	03-ARM'S LENGTH	$128,000	$57,800	45.16	$115,548	$128,000	$115,548	10.81	10.81	$11,842	$0.27	0.00	4020	L30090 / P204		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-25-400-011	5296 COUNTY LINE	07/31/24	$90,000	WD	03-ARM'S LENGTH	$90,000	$59,300	65.89	$118,507	$90,000	$116,787	12.09	12.09	$7,444	$0.17	400.00	4000	L29694 / P934		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-17-200-014	64240 BATES	09/10/24	$180,000	WD	03-ARM'S LENGTH	$180,000	$56,100	31.17	$112,147	$180,000	$117,147	12.50	12.50	$14,397	$0.33	0.00	4020	L29751 / P382		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-20-300-034	28689 28 MILE	12/12/24	$76,000	WD	03-ARM'S LENGTH	$76,000	$56,300	74.08	$112,681	$76,000	$117,681	14.07	14.07	$5,402	$0.12	0.00	4100	L29903 / P559		TWP RESIDENTIAL	402
LENOX TOWNSHIP	19-06-23-200-001	GRATIOT	12/09/24	$435,000	MLC	03-ARM'S LENGTH	$435,000	$72,500	16.67	$149,050	$435,000	$118,847	14.95	14.59	$29,105	$0.67	0.00	4060	L29885 / P301		TWP RESIDENTIAL	202
														Average	**$12,653**							
	15+ ACRES																					
RICHMOND TOWNSHIP	22-03-19-400-017	34 MILE	03/22/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$53,100	40.85	$116,930	$130,000	$116,930	17.69	17.69	$7,349	$0.17	0.00	AGR	29525/300		RICHMOND AGRICULTURAL	102
NEW HAVEN VILLAGE	26-06-33-103-035	58700 ROSELL	02/28/25	$314,820	PTA	03-ARM'S LENGTH	$314,820	$298,600	94.85	$597,109	$314,820	$590,943	18.71	18.71	$16,824	$0.39	0.00	4530			COMM-AVERAGE	402
RICHMOND TOWNSHIP	22-03-30-400-009	PITT RD	02/22/23	$155,000	WD	03-ARM'S LENGTH	$155,000	$60,600	39.10	$121,294	$155,000	$121,294	25.37	26.00	$6,109	$0.14	827.92	AGR	29018/74		RICHMOND AGRICULTURAL	102
LENOX TOWNSHIP	19-06-36-200-032	27 MILE	04/07/23	$287,000	WD	03-ARM'S LENGTH	$287,000	$85,500	29.79	$169,855	$287,000	$140,625	41.00	41.00	$7,000	$0.16	0.00	4000	L29364 / P798		LANDFILL	401
LENOX TOWNSHIP	19-06-36-200-032	27 MILE	04/07/23	$287,000	WD	03-ARM'S LENGTH	$287,000	$85,500	29.79	$170,559	$287,000	$140,625	41.00	41.00	$7,000	$0.16	0.00	4000	L29364 / P798		LANDFILL	401
														Average	**$8,856**							