

2025 Land Table
4000 Eastdale, 4001 Chemung Acres, 4401 Duplexes

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-06-101-031	19 /21 MAPLECREST	06/15/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$222,757	\$55,000	4401	DUPLEXES
4711-06-201-019	144 MEADOWVIEW DR	06/29/23	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$253,367	\$55,000	4000	EASTDALE WESTDALE
4711-06-201-025	85 MEADOWVIEW DR	01/03/23	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$339,421	\$55,000	4000	EASTDALE WESTDALE
4711-06-201-036	142 EASTDALE DR	01/12/24	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$267,671	\$55,000	4000	EASTDALE WESTDALE
4711-06-201-037	130 EASTDALE DR	10/17/23	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$276,570	\$55,000	4000	EASTDALE WESTDALE
4711-06-201-055	161 EASTDALE DR	09/21/22	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$257,811	\$55,000	4000	EASTDALE WESTDALE
4711-10-401-019	1810 GRAY RD	09/15/23	\$281,300	\$42,195	\$56,260	\$70,325	\$84,390	\$235,275	\$45,000	4001	CHEMUNG ACRES

Totals:
\$49,150 \$65,533 \$81,917 \$98,300

4000, 4001, 4401

2024 = \$55,000 Site Value
2025 = \$60,000 Site Value

2025 Land Table
4002 Dodge Estates, 4003 Collingwood, 4013 Del Sher

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-01-401-004	7677 MCCLEMENTS RD	09/19/22	\$279,000	\$41,850	\$55,800	\$69,750	\$83,700	\$348,054	\$55,000	4013	DEL SHER	401
4711-01-401-032	935 DEL SHER DR	02/23/24	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$292,830	\$55,000	4013	DEL SHER	401
4711-01-401-040	845 DEL SHER DR	01/24/24	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$306,881	\$55,000	4013	DEL SHER	401
4711-13-401-013	7759 COLLINGWOOD DR	07/07/22	\$456,000	\$68,400	\$91,200	\$114,000	\$136,800	\$354,596	\$55,000	4003	COLLINGWOOD, SCOTTSWOOD	401
4711-13-401-016	2851 SCOTTWOOD PL	11/22/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$281,654	\$55,000	4003	COLLINGWOOD, SCOTTSWOOD	401
4711-13-401-024	2711 SCOTTWOOD PL	05/05/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$377,853	\$55,000	4003	COLLINGWOOD, SCOTTSWOOD	401
4711-13-401-028	2724 SCOTTWOOD PLACE	09/18/23	\$278,000	\$41,700	\$55,600	\$69,500	\$83,400	\$258,354	\$55,000	4003	COLLINGWOOD, SCOTTSWOOD	401
4712-07-301-065	1675 CLARK LAKE	08/19/22	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$316,810	\$89,229	OFF WATER	Brighton Township	
4712-07-301-090	1605 CLARK LAKE	08/23/23	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$270,182	\$90,161	OFF WATER	Brighton Township	
4712-07-302-070	1435 CLARK LAKE	09/02/22	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$255,914	\$76,421	OFF WATER	Brighton Township	
4712-07-302-089	1481 CLARK LAKE	06/29/23	\$285,000	\$42,750	\$57,000	\$71,250	\$85,500	\$251,052	\$76,268	OFF WATER	Brighton Township	

Totals:

\$46,827 \$62,436 \$78,045 \$93,655 Site Value

4711-13-401-044	7854 COLLINGWOOD DR	02/09/23	\$365,000	\$54,750	\$73,000	\$91,250	\$109,500	\$453,927	\$75,000	4003	COLLINGWOOD, SCOTTSWOOD	401
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Totals:

\$54,750 \$73,000 \$91,250 \$109,500 Extra Lot Site

4712-07-301-018	1746 CLARK LAKE	07/27/23	\$512,500	\$76,875	\$102,500	\$128,125	\$153,750	\$438,533	\$90,995	46.00	WATER	
4712-07-301-088 & 1778	CLARK LAKE	10/24/23	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$401,076	\$133,790	321.00	WATER	

Average FF 70

Mean \$1,058 \$1,411 \$1,763 \$2,116
Median \$1,058 \$1,411 \$1,763 \$2,116

Waterfront Lot (using Brighton Twp Sales)

4002, 4003, 4013

2024 = \$55,000 Site Value
\$10,000 Extra Lot Site Doesn't apply to 4013 or 4002

2025 = \$60,000 Site Value
\$10,000 Extra Lot Site Doesn't apply to 4013 or 4002
\$1,400 Waterfront FF (Based off of Brighton Township Sales) On 4002 Only
\$400 Excess FF On 4002 Only

**2025 Land Table
4004 Grand Beach**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	ECF Area	Land Table	Class
4711-14-202-071	6951 RINK DR	11/18/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$277,594	\$55,000		4004	GRAND BEACH	401
4711-14-401-021	2699 CANFIELD TRL	08/31/23	\$329,000	\$49,350	\$65,800	\$82,250	\$98,700	\$272,275	\$55,000		4004	GRAND BEACH	401
Totals:				\$46,800	\$62,400	\$78,000	\$93,600						

4004

WATERFRONT

4711-14-201-036	6872 MAHINSKE DR	06/12/23	\$347,000	\$52,050	\$69,400	\$86,750	\$104,100	\$257,879	\$85,000	50.0	4004	GRAND BEACH	401
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Waterfront Average 50 FF

Mean	\$1,041	\$1,388	\$1,735	\$2,082
Median	\$1,041	\$1,388	\$1,735	\$2,082

2024 =
\$1,700 **WF Frontage**
\$750 **Excess WF**
\$55,000 **Site Value**

2025 =
\$2,000 **WF Frontage**
\$900 **Excess WF**
\$60,000 **Site Value**

**2025 Land Table
4005 Genoa Estates, 4030 Heritage Farms**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-15-401-015	2861 RUSSELL DR	09/29/22	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$288,873	\$50,000	4005	GENOA ESTATES	401
4711-22-203-005	3085 OLD CARRIAGE TRL	11/15/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$367,410	\$50,000	4030	HERITAGE FARMS	401
4711-22-203-022	3240 OLD CARRIAGE TRL	02/02/23	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$340,463	\$50,000	4030	HERITAGE FARMS	401

Totals:

\$48,250 \$64,333 \$80,417 \$96,500

4005, 4030

2024 = \$50,000 Site Value

**2025 = \$55,000 Site Value
 \$1,500 Canal Front Value from Tri-Lakes Value 4306**

**2025 Land Table
4006 Crooked Lake Heights**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Valu	Net Acres	ECF Area	Land Table	Class
4711-22-201-022	5655 GRIFFITH DR	07/22/22	\$600,000	\$90,000	\$120,000	\$150,000	\$180,000	\$505,019	\$80,900	223.00	4006 CROOKED LAKE HEIGHTS	401	
4711-22-201-049	5844 GRIFFITH DR	07/22/22	\$800,000	\$120,000	\$160,000	\$200,000	\$240,000	\$826,314	\$71,300	191.00	4006 CROOKED LAKE HEIGHTS	401	

Totals:

207.00

\$105,000 \$140,000 \$175,000 \$210,000

4006 Average FF 230 FF

Mean \$457 \$609 \$761 \$913
Median \$391 \$522 \$652 \$783

2024= \$525 Non LF
\$300 Surplus Non LF

2025= \$530 Non LF
\$370 Surplus Non LF

**2025 Land Table
4007 Mountain View**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-23-301-009	6511 GRAND CIRCLE DR	07/17/23	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$441,854	\$70,000	4007	MOUNTAIN VIEW	401
4711-23-301-012	6541 GRAND CIRCLE DR	07/07/23	\$401,000	\$60,150	\$80,200	\$100,250	\$120,300	\$335,856	\$70,000	4007	MOUNTAIN VIEW	401
4711-23-301-029	6400 GRAND CIRCLE DR	09/12/23	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$404,305	\$70,000	4007	MOUNTAIN VIEW	401

\$60,800 \$81,067 \$101,333 \$121,600

4007

2024 = \$70,000 Site Value

2025 = \$75,000 Site Value

**2025 Land Table
4008 Mt Brighton Sub**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	ECF Area	Land Table	Class
4711-25-301-005	7218 LIME LAKE CT	08/22/23	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$354,474	\$60,000	120.0	4008	MT. BRIGHTON SUB	401
4711-25-301-026	7362 BROOKVIEW DR	06/21/22	\$440,000	\$66,000	\$88,000	\$110,000	\$132,000	\$408,479	\$60,000	120.0	4008	MT. BRIGHTON SUB	401
4711-25-301-068	7144 BRENTWOOD DR	04/27/23	\$403,500	\$60,525	\$80,700	\$100,875	\$121,050	\$376,106	\$60,000	120.0	4008	MT. BRIGHTON SUB	401
4711-25-301-070	4596 MOUNT BRIGHTON DR	03/01/24	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$344,205	\$60,000	186.0	4008	MT. BRIGHTON SUB	401
4711-25-301-071	4578 MOUNT BRIGHTON DR	08/19/22	\$453,000	\$67,950	\$90,600	\$113,250	\$135,900	\$303,652	\$60,000	126.0	4008	MT. BRIGHTON SUB	401
4711-25-301-084	4641 KINGSWOOD	12/15/22	\$372,500	\$55,875	\$74,500	\$93,125	\$111,750	\$368,618	\$60,000	160.0	4008	MT. BRIGHTON SUB	401

\$59,725 \$79,633 \$99,542 \$119,450

4008

**2024 = \$60,000 Site Value
 \$100,000 Waterfront Site**

**2025 = \$60,000 Site Value
 \$100,000 Waterfront Site**

2025 Land Table
4010, 4016, 4025, 4026, 4033, 4050

Rolling Meadows/Walnut Hills/Copperleaf/Boulder Creek/Grand Ravines

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-26-401-001	6702 FOXBORO CT	09/15/23	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$429,860	\$95,000	4010	ROLLING MEADOWS/BRIGHTON ESTATES	401
4711-24-201-006	7911 DEBORA DR	08/31/22	\$532,200	\$79,830	\$106,440	\$133,050	\$159,660	\$495,724	\$70,000	4050	GRAND RAVINES	401
4711-34-104-012	5429 FIELDSTONE CT	10/14/22	\$695,000	\$104,250	\$139,000	\$173,750	\$208,500	\$625,606	\$95,000	4026	MYSTIC PINES	401
4711-34-104-020	5391 PINWOOD DR	10/16/23	\$785,000	\$117,750	\$157,000	\$196,250	\$235,500	\$610,459	\$95,000	4026	MYSTIC PINES	401
4711-34-104-023	5264 PINWOOD DR	07/19/22	\$700,000	\$105,000	\$140,000	\$175,000	\$210,000	\$753,425	\$95,000	4026	MYSTIC PINES	401
4711-34-402-002	5574 EGGERT PL	10/19/23	\$835,000	\$125,250	\$167,000	\$208,750	\$250,500	\$830,582	\$95,000	4025	COPPERLEAF	401
4711-34-402-005	5616 EGGERT PL	06/06/23	\$875,000	\$131,250	\$175,000	\$218,750	\$262,500	\$791,456	\$95,000	4025	COPPERLEAF	401
4711-34-402-017	5633 CIDERBERRY	06/29/23	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$95,000	\$95,000	4025	COPPERLEAF	402
4711-34-202-003	5187 TIMBER BEND DR	06/15/23	\$856,000	\$128,400	\$171,200	\$214,000	\$256,800	\$848,749	\$100,000	4033	BOULDER CREEK	401
4711-35-201-008	5058 WALNUT HILLS DR	09/01/22	\$530,000	\$79,500	\$106,000	\$132,500	\$159,000	\$566,499	\$95,000	4016	WALNUT HILLS	401
4711-35-201-015	5171 WALNUT HILLS DR	06/22/23	\$776,000	\$116,400	\$155,200	\$194,000	\$232,800	\$563,061	\$95,000	4016	WALNUT HILLS	401

\$105,671 \$137,713 \$169,755 \$201,796 Site Value

4711-34-202-009	5319 TIMBER BEND DR	12/20/23	\$1,475,000	\$221,250	\$295,000	\$368,750	\$442,500	\$1,188,190	\$165,000	4033	BOULDER CREEK	401
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\$221,250 \$295,000 \$368,750 \$442,500 Pondview Site

4010 4016 4025 4026 4033 4050

**2024 = \$95,000 Site Value
 \$165,000 Pondview Site**

**2025 = \$100,000 Site Value
 \$170,000 Pondview Site Only Used in 4010 & 4033 Not Enough sales/increased 5,000 based on site sales**

**2025 Land Table
4012 Forest Beach**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class
4711-26-301-020	6511 FOREST BEACH DR	03/14/23	\$496,250	\$74,438	\$99,250	\$124,063	\$148,875	\$498,186	\$120,000	60.0	421.0	4012	4012 FOREST BEACH	401
4711-26-301-013	6471 FOREST BEACH DR	05/20/22	\$685,000	\$102,750	\$137,000	\$171,250	\$205,500	\$704,822	\$155,750	115.0	399.0	4012	4012 FOREST BEACH	401
4711-26-301-050	6443 FOREST BEACH DR	11/15/22	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$144,700	\$144,700	98.0	444.5	4012	4012 FOREST BEACH	401

\$112,396 \$132,083 \$151,771 \$171,458

4012 Average FF 60

Mean \$1,873 \$2,201 \$2,530 \$2,858
 Median \$1,713 \$2,283 \$2,854 \$3,425

2024 = \$2,000 Lake front Sites
 \$600 Excess LF
 Brighton Metes & Bounds
 Brighton Wetland Metes & Bounds

2025 = \$2,000 Lake front Sites
 Brighton Metes & Bounds See 4501 Land table
 Brighton Wetland Metes & Boi See 4501 Land table

**2025 Land Table
4014 Oak Pointe**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class	Rate Group 1
4711-28-101-050	4241 AUGUSTA CT	08/15/23	\$707,750	\$106,163	\$141,550	\$176,938	\$212,325	\$536,121	\$95,000	4034	OAK POINTE	401	
4711-28-101-068	4227 COLONIAL CT	02/23/24	\$587,000	\$88,050	\$117,400	\$146,750	\$176,100	\$552,857	\$95,000	4034	OAK POINTE	401	
4711-28-101-081	4193 DORAL CT	06/14/22	\$600,000	\$90,000	\$120,000	\$150,000	\$180,000	\$470,129	\$95,000	4034	OAK POINTE	401	
4711-28-302-047	4451 OAK POINTE DR	07/28/22	\$565,000	\$84,750	\$113,000	\$141,250	\$169,500	\$633,411	\$95,000	4014	OAK POINTE	401	
				\$92,241	\$122,988	\$153,734	\$184,481	Site Value					
4711-28-404-004	4553 OAK POINTE DR	03/12/24	\$890,000	\$133,500	\$178,000	\$222,500	\$267,000	\$744,944	\$181,800	4014	OAK POINTE	401	
				\$133,500	\$178,000	\$222,500	\$267,000	OP HI Acre					
4711-27-302-003	4939 CROOKED STICK CT	12/15/23	\$649,000	\$97,350	\$129,800	\$162,250	\$194,700	\$590,530	\$85,000	4024	OAK POINTE	401	
4711-27-302-006	4891 CROOKED STICK CT	01/17/23	\$593,000	\$88,950	\$118,600	\$148,250	\$177,900	\$607,422	\$85,000	4024	OAK POINTE	401	
4711-27-302-013	4771 CROOKED STICK CT	08/29/22	\$517,000	\$77,550	\$103,400	\$129,250	\$155,100	\$582,911	\$85,000	4024	OAK POINTE	401	
4711-28-101-019	4404 SAINT ANDREWS ST	02/28/24	\$640,000	\$96,000	\$128,000	\$160,000	\$192,000	\$552,668	\$85,000	4034	OAK POINTE	401	
4711-28-302-030	4332 OAK POINTE DR	07/21/23	\$555,000	\$83,250	\$111,000	\$138,750	\$166,500	\$525,551	\$85,000	4014	OAK POINTE	401	
4711-28-401-030	4764 OAK TREE CT	06/26/23	\$640,000	\$96,000	\$128,000	\$160,000	\$192,000	\$534,698	\$85,000	4044	OAK POINTE	401	
4711-28-401-031	4786 OAK TREE CT	05/16/23	\$567,500	\$85,125	\$113,500	\$141,875	\$170,250	\$515,762	\$85,000	4044	OAK POINTE	401	
				\$89,175	\$118,900	\$148,625	\$178,350	Road Influence					
4711-27-302-035	4636 CLIFFORD RD	05/02/22	\$685,000	\$102,750	\$137,000	\$171,250	\$205,500	\$680,951	\$105,000	4024	OAK POINTE	401	
4711-28-101-027	4343 SAINT ANDREWS ST	10/26/22	\$820,000	\$123,000	\$164,000	\$205,000	\$246,000	\$732,315	\$105,000	4034	OAK POINTE	401	
4711-28-101-031	4287 SAINT ANDREWS ST	04/22/22	\$610,000	\$91,500	\$122,000	\$152,500	\$183,000	\$607,417	\$105,000	4034	OAK POINTE	401	
4711-28-302-044	4465 OAK POINTE DR	08/19/22	\$655,000	\$98,250	\$131,000	\$163,750	\$196,500	\$637,139	\$105,000	4014	OAK POINTE	401	
4711-28-407-002	4605 OAK POINTE DR	10/20/22	\$825,000	\$123,750	\$165,000	\$206,250	\$247,500	\$719,430	\$115,500	4014	OAK POINTE	401	
4711-28-401-016	4687 OAK TREE CT	03/07/24	\$650,000	\$97,500	\$130,000	\$162,500	\$195,000	\$595,835	\$105,000	4044	OAK POINTE	401	
				\$106,125	\$141,500	\$176,875	\$212,250	Golf Course					

4014

2024 = \$200,000 Canal Site
\$95,000 Site Value
\$200,000 OP Hi Acre
\$85,000 Road Influence
\$4,000 Unblld/Underwater
\$105,000 Golf Course

2025 = \$200,000 Canal Site No sales for Canal sites/majority of values had no change so left value the same
\$95,000 Site Value
\$200,000 OP Hi Acre
\$90,000 Road Influence
\$105,000 Golf Course

2025 Land Table
4015 Timber Green, 4053 Chestnut Springs

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class	Site Characteristics
4711-33-401-016	4775 CHESTNUT SPRINGS	10/28/22	\$799,900	\$119,985	\$159,980	\$199,975	\$239,970	\$779,136	\$150,000	4053	CHESTNUT SPRINGS	401	
4711-33-401-016	4775 CHESTNUT SPRINGS	10/11/23	\$722,000	\$108,300	\$144,400	\$180,500	\$216,600	\$779,136	\$150,000	4053	CHESTNUT SPRINGS	401	
4711-33-401-020	4743 CHESTNUT SPRINGS	06/24/22	\$162,200	\$162,200	\$162,200	\$162,200	\$162,200	\$699,377	\$150,000	4053	CHESTNUT SPRINGS	401	
4711-33-401-024	4711 CHESTNUT SPRINGS	07/15/22	\$730,000	\$109,500	\$146,000	\$182,500	\$219,000	\$666,735	\$150,000	4053	CHESTNUT SPRINGS	401	
				\$124,996	\$153,145	\$181,294	\$209,443						
											Site Value		
4711-33-401-025	CHESTNUT SPRINGS	09/09/22	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$320,000	\$320,000	4053	CHESTNUT SPRINGS	402	Pond/Water Feature
4711-33-401-025	CHESTNUT SPRINGS	08/29/23	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$320,000	\$320,000	4053	CHESTNUT SPRINGS	402	Pond/Water Feature
				\$385,000	\$385,000	\$385,000	\$385,000						
											Lakefront		

4015 4053

2024 =

\$150,000 Site Value
\$320,000 Lake Front Site

2025 =

\$150,000 Site Value
\$385,000 Lake Front Site **In 4053 Only**

2025 Land Table
4017 Glens, Mystic, Forest, Prarie

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-34-100-012	5342 BRIGHTON RD	05/23/23	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$351,737	\$75,000	4017	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-100-030	5100 MILROY LN	02/28/23	\$556,500	\$83,475	\$111,300	\$139,125	\$166,950	\$600,796	\$75,000	4017	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-102-012	5405 GLENWAY DR	08/01/22	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$572,637	\$75,000	4017	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-102-029	5060 GLENWAY DR	03/10/23	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	\$518,529	\$75,000	4017	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-103-006	5139 MILROY LN	08/05/22	\$524,975	\$78,746	\$104,995	\$131,244	\$157,493	\$546,187	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-103-014	5476 MYSTIC LAKE DR	03/19/24	\$661,000	\$99,150	\$132,200	\$165,250	\$198,300	\$550,190	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-200-012	5937 TALL OAK WAY	09/09/22	\$530,000	\$79,500	\$106,000	\$132,500	\$159,000	\$450,973	\$75,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-200-015	5911 TALL OAK WAY	12/06/23	\$126,000	\$126,000	\$126,000	\$126,000	\$126,000	\$80,000	\$75,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	402
4711-34-200-016	5920 BRIGHTON RD	09/30/22	\$960,000	\$144,000	\$192,000	\$240,000	\$288,000	\$811,903	\$75,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-201-006	5330 MYSTIC LAKE DR	10/26/23	\$436,500	\$65,475	\$87,300	\$109,125	\$130,950	\$433,672	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-201-022	5391 MOUNTAIN RD	10/02/23	\$445,000	\$66,750	\$89,000	\$111,250	\$133,500	\$441,429	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-060	6138 SUNDANCE TRL	09/12/22	\$467,000	\$70,050	\$93,400	\$116,750	\$140,100	\$473,236	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-064	6070 SUNDANCE TRL	10/21/22	\$844,777	\$126,717	\$168,955	\$211,194	\$253,433	\$861,858	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-090	6047 SUNDANCE TRL	11/14/22	\$513,000	\$76,950	\$102,600	\$128,250	\$153,900	\$512,340	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-101	5640 MOUNTAIN RD	06/07/23	\$485,000	\$72,750	\$97,000	\$121,250	\$145,500	\$442,009	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-110	5700 EGGERT PL	11/01/23	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$407,677	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-117	5518 MOUNTAIN RD	07/27/23	\$555,000	\$83,250	\$111,000	\$138,750	\$166,500	\$503,974	\$75,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-101-019	5076 FOREST VIEW CT	11/02/23	\$458,000	\$68,700	\$91,600	\$114,500	\$137,400	\$446,460	\$75,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-101-029	6040 TALL OAK WAY	07/20/22	\$353,500	\$53,025	\$70,700	\$88,375	\$106,050	\$371,942	\$75,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-001	5016 WASHAKIE TRL	11/14/22	\$324,000	\$48,600	\$64,800	\$81,000	\$97,200	\$422,267	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-010	5250 WASHAKIE TRL	05/05/23	\$451,000	\$67,650	\$90,200	\$112,750	\$135,300	\$396,553	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-016	6277 SUNDANCE TRL	03/13/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$378,671	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-046	6427 SUNDANCE TRL	08/07/23	\$421,000	\$63,150	\$84,200	\$105,250	\$126,300	\$400,739	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-050	6377 SUNDANCE TRL	06/22/22	\$420,000	\$63,000	\$84,000	\$105,000	\$126,000	\$344,626	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-052	5275 WASHAKIE TRL	06/12/23	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$366,201	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-068	5412 PRAIRIE VW	04/14/22	\$395,500	\$59,325	\$79,100	\$98,875	\$118,650	\$390,447	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-075	5333 PRAIRIE VW	06/14/22	\$485,000	\$72,750	\$97,000	\$121,250	\$145,500	\$443,805	\$75,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401

\$76,871 \$100,939 \$125,007 \$149,075

4017 GLENS, MYSTIC, FOREST, PRARIE

2024 =	\$75,000	Site Value	
	\$110,000	Pond Site	
2025=	\$80,000	Site Value	
	\$115,000	Pond Site	No Pond Site sales increased based on Sites increase

Resold

4711-34-401-110	5700 EGGERT PL	04/19/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$407,677	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
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**2025 Land Table
4021 Timberview Farms**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-33-101-005	5207 KING RD	06/29/22	\$359,900	\$53,985	\$71,980	\$89,975	\$107,970	\$348,829	\$65,000	4021	TIMBERVIEW FARMS	401
4711-33-101-011	4050 TIMBERVIEW DR	07/10/23	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$374,987	\$65,000	4021	TIMBERVIEW FARMS	401
4711-33-102-018	4240 TIMBERVIEW DR	12/22/23	\$401,250	\$60,188	\$80,250	\$100,313	\$120,375	\$367,885	\$65,000	4021	TIMBERVIEW FARMS	401
4711-33-102-033	4365 TIMBERVIEW DR	04/04/23	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$419,791	\$65,000	4021	TIMBERVIEW FARMS	401

Totals:

\$55,731 \$74,308 \$92,884 \$111,461

4021

2024 = \$65,000 Site Value

2025 = \$65,000 Site Value

**2025 Land Table
4022 Pinecreek/Aljoann**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-36-102-068	5479 RIVER RIDGE DR	07/21/23	\$1,125,000	\$168,750	\$225,000	\$281,250	\$337,500	\$1,360,653	\$150,000	4022	PINE CREEK/ALJOANN	401
4711-36-301-158	5237 RIVER RIDGE DR	03/28/23	\$156,000	\$156,000	\$156,000	\$156,000	\$156,000	\$150,000	\$150,000	4022	PINE CREEK/ALJOANN	402

Vacant

\$162,375 \$190,500 \$218,625 \$246,750 Creek/Canal

4711-36-101-036	5547 LAKE RIDGE DR	12/06/23	\$1,750,000	\$262,500	\$350,000	\$437,500	\$525,000	\$1,598,428	\$350,000	4022	PINE CREEK/ALJOANN	401
4711-36-101-039	5643 LAKE RIDGE DR	10/31/22	\$1,425,000	\$213,750	\$285,000	\$356,250	\$427,500	\$1,574,934	\$350,000	4022	PINE CREEK/ALJOANN	401
4711-36-203-123	5556 ARBOR BAY DR	08/15/23	\$1,880,000	\$282,000	\$376,000	\$470,000	\$564,000	\$1,719,583	\$350,000	4022	PINE CREEK/ALJOANN	401
4711-36-301-245	5929 HARTFORD WAY	06/23/23	\$1,550,000	\$232,500	\$310,000	\$387,500	\$465,000	\$1,222,788	\$350,000	4022	PINE CREEK/ALJOANN	401

\$247,688 \$330,250 \$412,813 \$495,375 Lake Front

4711-36-102-090	5467 HIDDEN PINES DR	09/15/23	\$805,000	\$120,750	\$161,000	\$201,250	\$241,500	\$748,479	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-102-093	5523 HIDDEN PINES DR	11/18/22	\$800,000	\$120,000	\$160,000	\$200,000	\$240,000	\$938,748	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-102-104	5474 HIDDEN PINES DR	09/12/22	\$775,000	\$116,250	\$155,000	\$193,750	\$232,500	\$884,143	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-102-107	5383 RIVER RIDGE DR	06/01/23	\$870,000	\$130,500	\$174,000	\$217,500	\$261,000	\$960,511	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-203-142	5500 ARBOR BAY CT	10/31/22	\$944,900	\$141,735	\$188,980	\$236,225	\$283,470	\$832,033	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-301-168	5318 WYNDAM LN	07/08/22	\$775,000	\$116,250	\$155,000	\$193,750	\$232,500	\$905,499	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-301-169	5336 WYNDAM LN	04/18/23	\$750,000	\$112,500	\$150,000	\$187,500	\$225,000	\$903,228	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-301-255	5980 HARTFORD WAY	06/30/22	\$950,000	\$142,500	\$190,000	\$237,500	\$285,000	\$953,208	\$130,000	4022	PINE CREEK/ALJOANN	401
4711-36-301-269	5966 HARTFORD WAY	12/07/22	\$970,000	\$145,500	\$194,000	\$242,500	\$291,000	\$919,860	\$130,000	4022	PINE CREEK/ALJOANN	401

\$127,332 \$169,776 \$212,219 \$254,663 Site Value

4711-25-404-003	4897 ALJOANN RD	12/13/23	\$705,000	\$105,750	\$141,000	\$176,250	\$211,500	\$810,892	\$125,000	4047	PINE CREEK/ALJOANN	401
4711-25-404-006	4793 ALJOANN RD	12/14/23	\$760,000	\$114,000	\$152,000	\$190,000	\$228,000	\$891,112	\$125,000	4047	PINE CREEK/ALJOANN	401

\$109,875 \$146,500 \$183,125 \$219,750 Aljoann Site

4022 PINE CREEK/ALJOANN

	<u>2024</u>		<u>2025</u>
Creek/Canal	\$150,000	Creek/Canal	\$150,000
Pine Lime Lk	\$200,000	Pine Lime Lk	\$200,000
Lakefront	\$350,000	Lakefront	\$400,000
Pennisula	\$600,000	Pennisula	\$640,000
Site Value	\$130,000	Site Value	\$130,000
Aljoann Site	\$125,000	Aljoann Site	\$125,000
Aljoann LF	\$180,000	Aljoann LF	\$180,000

Outlier

4711-36-301-203	7326 FOREST WAY	10/13/23	\$1,100,000	\$165,000	\$220,000	\$275,000	\$330,000	\$1,313,636	\$130,000	4022	PINE CREEK/ALJOANN	401	Regular Site
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**2025 Land Table
4028 Chilson Hills**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-06-202-012	355 SPRINGWELL LN	04/29/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$237,092	\$55,000	4028	CHILSON HILLS	401
4711-06-202-018	400 CHALMERS LN	09/21/22	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$228,760	\$55,000	4028	CHILSON HILLS	401
4711-06-202-024	369 CHALMERS LN	04/07/22	\$256,000	\$38,400	\$51,200	\$64,000	\$76,800	\$255,486	\$55,000	4028	CHILSON HILLS	401
4711-06-202-029	424 VENTNOR CMNS	10/23/23	\$271,000	\$40,650	\$54,200	\$67,750	\$81,300	\$252,560	\$55,000	4028	CHILSON HILLS	401
4711-06-202-039	449 WAVERLY CMNS	06/10/22	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$232,529	\$55,000	4028	CHILSON HILLS	401
4711-06-202-040	455 WAVERLY CMNS	06/08/23	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$240,227	\$55,000	4028	CHILSON HILLS	401
4711-06-202-041	467 WAVERLY CMNS	11/08/22	\$282,000	\$42,300	\$56,400	\$70,500	\$84,600	\$267,600	\$55,000	4028	CHILSON HILLS	401
4711-06-202-041	467 WAVERLY CMNS	11/30/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$267,600	\$55,000	4028	CHILSON HILLS	401
4711-06-202-051	452 WAVERLY CMNS	06/13/22	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$225,868	\$55,000	4028	CHILSON HILLS	401

\$39,317 \$52,422 \$65,528 \$78,633

4028 CHILSON HILLS

2024 = \$55,000 Site Value

2025 = \$57,000 Site Value

**2025 Land Table
4032 Rolling Ridge**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-05-102-004	318 NATANNA DR	04/29/22	\$317,500	\$47,625	\$63,500	\$79,375	\$95,250	\$281,008	\$65,000	4040	ROLLING RIDGE	401
4711-05-102-040	3028 STILLRIVER DR	04/18/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$395,509	\$65,000	4040	ROLLING RIDGE	401
4711-05-102-050	3088 STILLRIVER DR	08/09/23	\$388,000	\$58,200	\$77,600	\$97,000	\$116,400	\$375,894	\$65,000	4040	ROLLING RIDGE	401
4711-05-102-053	426 NATANNA DR	05/06/22	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$336,586	\$65,000	4040	ROLLING RIDGE	401
4711-05-102-074	3130 STILLRIVER DR	06/27/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$322,387	\$65,000	4040	ROLLING RIDGE	401
4711-05-102-076	3142 STILLRIVER DR	04/18/23	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$372,983	\$65,000	4040	ROLLING RIDGE	401
4711-05-102-085	3157 STILLRIVER DR	08/03/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$308,934	\$65,000	4040	ROLLING RIDGE	401
4711-05-201-015	3764 SNOWDEN LN	05/25/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$361,142	\$65,000	4032	ROLLING RIDGE	401
4711-05-201-026	3632 SNOWDEN LN	03/10/23	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$294,006	\$65,000	4032	ROLLING RIDGE	401
4711-05-201-039	3735 SNOWDEN LN	09/09/22	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$397,015	\$65,000	4032	ROLLING RIDGE	401
4711-05-201-056	3687 STRATTON LN	08/02/23	\$369,000	\$55,350	\$73,800	\$92,250	\$110,700	\$350,401	\$65,000	4032	ROLLING RIDGE	401
4711-05-201-085	3910 SUGARBUSH DR	10/30/23	\$339,400	\$50,910	\$67,880	\$84,850	\$101,820	\$352,134	\$65,000	4032	ROLLING RIDGE	401
4711-05-201-120	3697 SUGARBUSH DR	03/04/24	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$432,668	\$65,000	4032	ROLLING RIDGE	401
4711-05-201-158	3837 SUGARBUSH DR	10/21/22	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$419,376	\$65,000	4032	ROLLING RIDGE	401

\$53,399 \$71,199 \$88,998 \$106,798

4032 Rolling Ridge

2024 = \$65,000 Site Value

2025 = \$70,000 Site Value

2025 Land Table
4035 Crystal Valley, 4046 Novel Estates

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-19-302-025	3810 KIPLING CIR	08/22/22	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$545,866	\$70,000	4046	NOVEL ESTATES	401
4711-19-302-038	3782 KIPLING CIR	06/07/22	\$531,500	\$79,725	\$106,300	\$132,875	\$159,450	\$521,408	\$70,000	4046	NOVEL ESTATES	401
4711-32-201-025	3518 CRYSTAL VALL	01/04/22	\$552,000	\$82,800	\$110,400	\$138,000	\$165,600	\$560,711	\$85,000	4035	CRYSTAL VALLEY	401

\$82,675 \$110,233 \$137,792 \$165,350 Site Value

4035 4046

2024 = \$70,000 Site Value

2025 = \$85,000 Site Value

Outlier

4711-32-201-018	5334 CHARLEVOIX I	11/22/22	\$1,250,000	\$187,500	\$250,000	\$312,500	\$375,000	\$1,245,315	\$85,000	4035	CRYSTAL VALLEY	401
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**2025 Land Table
4038 Birkenstock, Hidden, Pebble**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-12-202-009	7646 E LAKE DR	07/18/22	\$456,000	\$68,400	\$91,200	\$114,000	\$136,800	\$461,990	\$75,000	4031	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-12-402-003	7918 BIRKENSTOCK DR	08/14/23	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$420,881	\$75,000	4029	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-12-402-026	7826 SPRING TRACE RD	02/26/24	\$439,000	\$65,850	\$87,800	\$109,750	\$131,700	\$432,701	\$75,000	4029	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-12-402-044	7890 WINDHAVEN LN	12/15/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$463,828	\$75,000	4029	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-12-402-045	7924 WINDHAVEN LN	05/31/23	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$451,428	\$75,000	4029	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-13-201-010	7802 CLAIBORNE DR	10/14/22	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$469,469	\$75,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-13-201-011	7818 CLAIBORNE DR	04/14/23	\$512,500	\$76,875	\$102,500	\$128,125	\$153,750	\$522,634	\$75,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-13-201-040	7972 CLAIBORNE DR	09/16/22	\$419,900	\$62,985	\$83,980	\$104,975	\$125,970	\$470,159	\$75,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-13-201-058	2298 COBBLESTONE LN	09/11/23	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$518,518	\$75,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE

\$68,707 \$91,609 \$114,511 \$137,413 Site Value

4711-13-201-007	2140 CLAIBORNE CT	08/18/23	\$510,000	\$76,500	\$102,000	\$127,500	\$153,000	\$532,203	\$85,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE
4711-13-201-017	2196 ROLLING ROCK DR	05/24/23	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$515,374	\$85,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE

\$77,250 \$103,000 \$128,750 \$154,500 Waterview

4038 BIRKENSTOCK, HIDDEN, PEBBLE

**2024 = \$65,000 Regular Site 4029
\$75,000 Regular Site 4031 4038
\$85,000 Waterview Site 4038**

**2025 = \$75,000 Site Value
\$85,000 Waterview**

2025 Land Table
4039 Forest, Willow, Woodland

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-02-301-046	5897 SHADOW PINES CT	06/10/22	\$443,000	\$66,450	\$88,600	\$110,750	\$132,900	\$567,652	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-02-301-062	745 CHEMUNG FOREST DR	08/29/22	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$573,839	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-02-301-067	804 CHEMUNG FOREST DR	07/15/22	\$505,000	\$75,750	\$101,000	\$126,250	\$151,500	\$517,402	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-02-301-071	930 CHEMUNG FOREST DR	09/15/23	\$431,000	\$64,650	\$86,200	\$107,750	\$129,300	\$478,954	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-02-301-082	5781 PINE TRACE CT	07/06/22	\$501,000	\$75,150	\$100,200	\$125,250	\$150,300	\$482,959	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-10-204-005	1267 WOODLAND SPRINGS DR	09/29/23	\$432,000	\$64,800	\$86,400	\$108,000	\$129,600	\$470,129	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-10-204-087	1088 CHEMUNG FOREST DR	10/21/22	\$505,000	\$75,750	\$101,000	\$126,250	\$151,500	\$523,384	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-10-204-100	1322 WOODLAND SPRINGS DR	06/09/22	\$411,600	\$61,740	\$82,320	\$102,900	\$123,480	\$440,374	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-10-204-111	1127 CHEMUNG FOREST DR	10/20/22	\$352,500	\$52,875	\$70,500	\$88,125	\$105,750	\$431,642	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-10-204-115	5914 PINE TRACE CT	05/26/22	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$510,048	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-10-204-117	1174 CATHERINES WAY	06/09/22	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$474,449	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND
4711-10-302-035	5564 WATER WILLOW DR.	08/19/22	\$263,500	\$39,525	\$52,700	\$65,875	\$79,050	\$318,581	\$65,000	4037	4039 FOREST, WILLOW, WOODLAND
4711-11-101-008	6192 SHADETREE CT	06/30/23	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$449,504	\$65,000	4036	4039 FOREST, WILLOW, WOODLAND
4711-11-101-020	6203 BLUE HERON DR	09/16/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$400,083	\$65,000	4036	4039 FOREST, WILLOW, WOODLAND
4711-11-101-051	1417 FOREST PONDS DR	07/19/23	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$396,939	\$65,000	4036	4039 FOREST, WILLOW, WOODLAND

\$65,396
\$87,195
\$108,993
\$130,792
Site Value

4039 FOREST, WILLOW, WOODLAND

2024 = \$65,000 Site Value

2025 = \$65,000 Site Value

2025 Land Table
4042 Hidden Ridge, 4048 Muirfield Manor

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-06-200-088	3000 CHARANN DR	09/20/23	\$700,000	\$105,000	\$140,000	\$175,000	\$210,000	\$622,019	\$80,000		4042 HIDDEN RIDGE	401
4711-06-203-002	2933 TURNING LEAF DR	10/17/23	\$712,000	\$106,800	\$142,400	\$178,000	\$213,600	\$710,609	\$80,000		4042 HIDDEN RIDGE	401
4711-06-203-011	2756 TURNING LEAF DR	02/15/24	\$689,000	\$103,350	\$137,800	\$172,250	\$206,700	\$719,998	\$80,000		4042 HIDDEN RIDGE	401
4711-04-201-008	4750 EDINBURGH DR	07/23/21	\$640,000	\$96,000	\$128,000	\$160,000	\$192,000	\$659,012	\$79,000		4048 MUIRFIELD MANOR	401
4711-04-201-008	4750 EDINBURGH DR	06/29/23	\$725,000	\$108,750	\$145,000	\$181,250	\$217,500	\$659,012	\$79,000		4048 MUIRFIELD MANOR	401
4711-06-203-012	2784 TURNING LEAF DR	02/09/24	\$689,000	\$103,350	\$137,800	\$172,250	\$206,700	\$747,561	\$80,000		4042 HIDDEN RIDGE	401
				\$103,875	\$138,500	\$173,125	\$207,750	Site Value				
4711-06-200-049	3033 CHARANN DR	08/11/22	\$580,000	\$87,000	\$116,000	\$145,000	\$174,000	\$544,894	\$150,000		4042 HIDDEN RIDGE	401
4711-06-200-050	2999 CHARANN DR	02/27/24	\$812,000	\$121,800	\$162,400	\$203,000	\$243,600	\$714,668	\$150,000		4042 HIDDEN RIDGE	401
4711-06-200-051	CHAR-ANN DR	03/14/23	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000	\$150,000	\$150,000		4042 HIDDEN RIDGE	402
				\$120,600	\$143,800	\$167,000	\$190,200	Lake Front				

4042 4048

2024 =	\$80,000	Site Value	
	\$150,000	Lake Front	
2025 =	\$105,000	Site Value	
	\$150,000	Lake Front	Only used in 4042

**2025 Land Table
4043 Pardee/Gale/Webster**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%		ECF Area	Land Table
4711-30-101-079	4310 N GALE DR	09/27/22	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	non WF	4043 PARDEE LK FRT/GALE LAKE/WEBSTER PAR	
4711-30-101-087	2105 WEBSTER PARK DR	05/19/23	\$278,000	\$41,700	\$55,600	\$69,500	\$83,400	non WF	4043 PARDEE LK FRT/GALE LAKE/WEBSTER PAR	
				\$41,475	\$55,300	\$69,125	\$82,950		Site Value	
4711-30-100-044	2150 E COON LAKE	07/08/22	\$329,000	\$49,350	\$65,800	\$82,250	\$98,700	WF	4043 PARDEE LK FRT/GALE LAKE/WEBSTER PAR	
4710-25-101-009	4103 Westhill Dr	10/13/23	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	WF	Marion Twp Coon Lake	
4710-25-201-027	4130 Rurik Dr	03/24/24	\$955,000	\$143,250	\$191,000	\$238,750	\$286,500	WF	Marion Twp Coon Lake	

				\$91,700	\$122,267	\$152,833	\$183,400		Lake Front	
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4043 Pardee/Gale/Webster

Average FF 100 FF

Mean FF	\$917	\$1,223	\$1,528	\$1,834
Median FF	\$825	\$1,100	\$1,375	\$1,650

2024 =

- \$980 Lake Front
- \$600 Surplus LF
- \$65 Underwater
- \$300 Unbuildable
- \$40,000 Site Value

2025 =

- \$1,100 Lake Front
- \$770 Surplus LF
- \$65 Underwater
- \$300 Unbuildable
- \$50,000 Site Value
- Howell Wetland Metes & Bounds 4500
- Howell Metes & Bounds 4500

**2025 Land Table
4045 Lakewood Knoll**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-04-302-058	468 CLOVERVIEW LN	09/07/23	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$378,897	\$50,000	4045 LAKEWOOD KNOLL	401	
4711-04-302-083	348 CONOVER CT	10/25/23	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$366,745	\$50,000	4045 LAKEWOOD KNOLL	401	

\$57,750 \$77,000 \$96,250 \$115,500 Site Value

4711-04-302-053	388 CLOVERVIEW LN	02/09/24	\$483,000	\$72,450	\$96,600	\$120,750	\$144,900	\$496,574	\$60,000	4045 LAKEWOOD KNOLL	401	
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\$72,450 \$96,600 \$120,750 \$144,900 Pond View

4045 LAKEWOOD KNOLL

2024 = \$50,000 Site Value
 \$60,000 Pond View

2025 = \$60,000 Site Value
 \$70,000 Pond View

**2025 Land Table
4051 North Shore Village**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-21-201-031	3180 LAKEWOOD SHORES DR	06/01/22	\$415,000	\$62,250	\$83,000	\$103,750	\$124,500	\$392,382	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-034	4964 STILLMEADOW DR	09/20/22	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$498,330	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-039	4894 STILLMEADOW DR	06/08/23	\$525,000	\$78,750	\$105,000	\$131,250	\$157,500	\$539,474	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-049	4889 STILLMEADOW DR	09/29/23	\$485,000	\$72,750	\$97,000	\$121,250	\$145,500	\$419,738	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-100	3333 NICOLETTE DR	10/10/23	\$460,000	\$69,000	\$92,000	\$115,000	\$138,000	\$440,898	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-112	3336 LAKEWOOD SHORES DR	07/18/22	\$515,000	\$77,250	\$103,000	\$128,750	\$154,500	\$568,246	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-116	4679 STILLMEADOW DR	04/07/23	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$464,561	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-203-016	3650 WOODRIDGE DR	06/13/22	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$85,000	\$85,000	4051	NORTH SHORE VILLAGE	402
4711-21-203-030	4513 MAPLETON DR	10/19/23	\$103,000	\$103,000	\$103,000	\$103,000	\$103,000	\$85,000	\$85,000	4051	NORTH SHORE VILLAGE	402

\$73,833 \$92,222 \$110,611 \$129,000 Site Value

4711-21-201-068	3579 LAKEWOOD SHORES DR	07/17/23	\$725,000	\$108,750	\$145,000	\$181,250	\$217,500	\$708,833	\$155,000	4051	NORTH SHORE VILLAGE	401
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\$108,750 \$145,000 \$181,250 \$217,500 Raparian Lake

4711-21-201-058	3381 LAKEWOOD SHORES DR	01/28/22	\$1,350,000	\$202,500	\$270,000	\$337,500	\$405,000	\$1,337,882	\$300,000	4051	NORTH SHORE VILLAGE	401
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\$202,500 \$270,000 \$337,500 \$405,000 Direct LF

4051 North Shore Village

2024 = \$85,000 Site Value
 \$155,000 Raparian Lake
 \$300,000 Direct LF

2025 = \$85,000 Site Value
 \$155,000 Raparian Lake
 \$300,000 Direct LF

Outlier

4711-21-203-007	3529 WOODRIDGE DR	07/24/23	\$1,150,000	\$172,500	\$230,000	\$287,500	\$345,000	\$775,709	\$85,000	4051	NORTH SHORE VILLAGE	401
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No Sales in Direct Lakefront, but no change in Standard Sites or Raparian Site so made no change to Direct Lakefront, but added a sale from 1/2022 to reference

**2025 Land Table
4052 Timber Ridge**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-27-400-017	4566 TIMBERIDGE CT	03/16/23	\$720,000	\$108,000	\$144,000	\$180,000	\$216,000	\$634,900	\$110,000		4052 TIMBERRIDGE	401
4711-27-401-001	TIMBERIDGE CT	02/24/23	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$110,000	\$110,000		4052 TIMBERRIDGE	402
4711-27-401-002	4567 TIMBERIDGE CT	06/23/22	\$920,000	\$138,000	\$184,000	\$230,000	\$276,000	\$910,767	\$110,000		4052 TIMBERRIDGE	401

Vacant

\$130,333 \$157,667 \$185,000 \$212,333 Site Value

4052 Timber ridge

2024 = \$110,000 Site Value

2025 = \$135,000 Site Value

**2025 Land Table
4054 The Ridge**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-26-202-004	6866 MOUNTAIN RIDGE	07/25/23	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$180,000	\$180,000	4054	THE RIDGE SITE CONDOMINIUMS	401 VAC
4711-26-202-007	6940 MOUNTAIN RIDGE	06/01/22	\$187,500	\$187,500	\$187,500	\$187,500	\$187,500	\$184,565	\$180,000	4054	THE RIDGE SITE CONDOMINIUMS	401 VAC
4711-26-202-010	4340 RIDGE LAKE	09/29/23	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$180,000	\$180,000	4054	THE RIDGE SITE CONDOMINIUMS	401 VAC
4711-26-202-011	4330 RIDGE LAKE	02/13/23	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$180,000	\$180,000	4054	THE RIDGE SITE CONDOMINIUMS	401 VAC
				\$193,125	\$193,125	\$193,125	\$193,125					
											Walkout Sites	
4711-26-202-014	4305 RIDGE LAKE	01/22/24	\$295,000	\$295,000	\$295,000	\$295,000	\$295,000	\$346,529	\$240,000	4054	THE RIDGE SITE CONDOMINIUMS	401 VAC
				\$295,000	\$295,000	\$295,000	\$295,000					
											Waterfront Site	

4054 The Ridge

2024 = **\$130,000** Site Value
 \$180,000 Walkout Site
 \$240,000 Waterfront Site

 2025 = **\$140,000** Site Value
 \$195,000 Walkout Site
 \$295,000 Waterfront Site

**2025 Land Table
4055 Mountain Top**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-34-403-001	5950 MOUNTAIN TOP	11/14/22	\$747,989	\$112,198	\$149,598	\$186,997	\$224,397	\$724,250	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-002	5936 MOUNTAIN TOP	09/05/23	\$898,917	\$134,838	\$179,783	\$224,729	\$269,675	\$883,110	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-003	5900 MOUNTAIN TOP	06/27/22	\$675,000	\$101,250	\$135,000	\$168,750	\$202,500	\$832,317	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-005	5854 MOUNTAIN TOP	07/22/22	\$732,951	\$109,943	\$146,590	\$183,238	\$219,885	\$683,776	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-006	5830 MOUNTAIN TOP	10/03/22	\$736,837	\$110,526	\$147,367	\$184,209	\$221,051	\$727,021	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-007	5810 MOUNTAIN TOP	10/31/22	\$618,903	\$92,835	\$123,781	\$154,726	\$185,671	\$673,399	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-008	5790 MOUNTAIN TOP	01/20/23	\$836,124	\$125,419	\$167,225	\$209,031	\$250,837	\$788,495	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-009	5762 MOUNTAIN TOP	02/13/23	\$797,621	\$119,643	\$159,524	\$199,405	\$239,286	\$777,859	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-014	5931 MOUNTAIN TOP	06/27/23	\$747,246	\$112,087	\$149,449	\$186,812	\$224,174	\$810,259	\$120,000	4055	MOUNTAIN TOP ESTATES	401
4711-34-403-015	5963 MOUNTAIN TOP	05/10/23	\$765,000	\$114,750	\$153,000	\$191,250	\$229,500	\$703,009	\$120,000	4055	MOUNTAIN TOP ESTATES	401

\$113,349

\$151,132

\$188,915

\$226,698

Site Value

4055 Mountain Top

2024 = \$120,000 Site Value

2025 = \$135,000 Site Value

**2025 Land Table
4101, 4102, 4104 Detached Condos**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-27-301-004	4644 VILLA FRANCE DR	02/16/24	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$569,877	\$80,000	4101	VILLAS OF OAK POINTE	407
4711-27-301-010	4572 VILLA FRANCE DR	09/26/22	\$514,000	\$77,100	\$102,800	\$128,500	\$154,200	\$526,873	\$80,000	4101	VILLAS OF OAK POINTE	407
4711-27-301-018	4605 VILLA FRANCE DR	08/22/22	\$560,000	\$84,000	\$112,000	\$140,000	\$168,000	\$496,704	\$80,000	4101	VILLAS OF OAK POINTE	407
4711-27-301-027	4577 LEBLANC CT	04/22/22	\$525,000	\$78,750	\$105,000	\$131,250	\$157,500	\$486,113	\$80,000	4101	VILLAS OF OAK POINTE	407
4711-27-301-053	4536 VILLA FRANCE DR	07/11/22	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$505,199	\$80,000	4101	VILLAS OF OAK POINTE	407
4711-27-301-074	4455 QUEBEC LN	09/07/23	\$615,000	\$92,250	\$123,000	\$153,750	\$184,500	\$577,219	\$80,000	4101	VILLAS OF OAK POINTE	407
4711-28-408-042	4742 HUNTINGTON DR	03/28/23	\$567,011	\$85,052	\$113,402	\$141,753	\$170,103	\$542,142	\$80,000	4102	COUNTRY CLUB MANORS	407
4711-28-408-053	4619 ROUNDTREE DR	11/22/23	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$512,494	\$80,000	4102	COUNTRY CLUB MANORS	407
4711-36-103-040	7224 PINE VISTA DR	04/03/23	\$625,000	\$93,750	\$125,000	\$156,250	\$187,500	\$623,664	\$80,000	4104	LAKE VILLAS AT PINE CREEK	407

\$82,434 \$109,911 \$137,389 \$164,867 Site Value

4711-28-408-019	4664 HUNTINGTON DR	09/14/23	\$850,000	\$127,500	\$170,000	\$212,500	\$255,000	\$618,322	\$200,000	4102	COUNTRY CLUB MANORS	407
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\$127,500 \$170,000 \$212,500 \$255,000 Lakeview

4101 4102 4104

2024 = \$80,000 Site Value
\$105,000 Golf Course
\$200,000 Lakeview
\$100,000 Pondview

2025 = \$80,000 Site Value
\$105,000 Golf Course
\$200,000 Lakeview Not used in 4101 & 4104
\$100,000 Pondview Not used in 4102

2025 Land Table
4103 North Shore Condos Detached

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-21-202-009	4808 NEW HAVEN DR	06/30/23	\$346,500	\$51,975	\$69,300	\$86,625	\$103,950	\$359,469	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-21-202-010	3175 MACKENZIE DR	08/21/23	\$355,663	\$53,349	\$71,133	\$88,916	\$106,699	\$334,358	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-21-202-011	3187 MACKENZIE DR	04/06/23	\$348,500	\$52,275	\$69,700	\$87,125	\$104,550	\$325,323	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-21-202-016	4790 NEW HAVEN DR	05/26/23	\$377,000	\$56,550	\$75,400	\$94,250	\$113,100	\$329,641	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-21-202-018	4778 NEW HAVEN DR	04/05/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$344,952	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-21-202-033	4845 NEW HAVEN DR	07/28/23	\$395,000	\$59,250	\$79,000	\$98,750	\$118,500	\$347,933	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-21-202-039	4917 NEW HAVEN DR	07/20/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$370,047	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-21-202-042	4935 NEW HAVEN DR	10/23/23	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$341,753	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-22-101-001	5197 NORTHFIELD DR	01/06/23	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$379,350	\$65,000	4105	NORTH SHORE CONDOS DETACHED
4711-22-101-010	5089 NORTHFIELD DR	08/15/23	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$380,989	\$65,000	4105	NORTH SHORE CONDOS DETACHED
4711-22-101-022	5108 NORTHFIELD DR	12/05/23	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$337,185	\$65,000	4105	NORTH SHORE CONDOS DETACHED
4711-22-101-028	5176 NORTHFIELD DR	09/21/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$348,943	\$65,000	4105	NORTH SHORE CONDOS DETACHED
4711-22-101-035	5148 PENTWATER DR	09/07/23	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$416,929	\$65,000	4105	NORTH SHORE CONDOS DETACHED
4711-22-101-039	5100 PENTWATER DR	05/31/23	\$425,500	\$63,825	\$85,100	\$106,375	\$127,650	\$396,219	\$65,000	4105	NORTH SHORE CONDOS DETACHED
4711-22-103-002	5256 PENTWATER DR.	08/15/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$374,646	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-22-103-010	5304 PENTWATER DR	04/15/22	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$422,653	\$65,000	4103	NORTH SHORE CONDOS DETACHED
4711-22-103-016	5325 PENTWATER DR.	08/23/22	\$436,000	\$65,400	\$87,200	\$109,000	\$130,800	\$399,630	\$65,000	4103	NORTH SHORE CONDOS DETACHED

\$55,669 \$74,225 \$92,782 \$111,338 Site Value

4103 NORTH SHORE CONDOS DETACHED

2024 = \$65,000 Site Value

2025 = \$65,000 Site Value

**2025 Land Table Attached
4201 Attached Condo Area 1**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	ECF Area	Land Table
4711-03-304-011	667 OLDE IVY LN	07/15/22	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$311,956	4203	4201 CONDO'S AREA 1
4711-03-304-013	671 OLDE IVY LN	04/29/22	\$261,000	\$39,150	\$52,200	\$65,250	\$78,300	\$296,688	4203	4201 CONDO'S AREA 1
4711-03-304-013	671 OLDE IVY LN	08/23/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$296,688	4203	4201 CONDO'S AREA 1
4711-03-304-027	606 OLDE IVY LN	05/26/22	\$286,000	\$42,900	\$57,200	\$71,500	\$85,800	\$296,688	4203	4201 CONDO'S AREA 1
4711-03-304-037	5379 IVY CT	09/16/22	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$350,968	4203	4201 CONDO'S AREA 1
4711-03-304-038	5381 IVY CT	05/04/22	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$327,804	4203	4201 CONDO'S AREA 1
4711-03-304-039	5399 IVY CT	05/26/23	\$353,000	\$52,950	\$70,600	\$88,250	\$105,900	\$323,609	4203	4201 CONDO'S AREA 1
4711-03-304-049	5441 IVY CT	10/19/22	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$329,901	4203	4201 CONDO'S AREA 1
4711-03-304-051	5438 IVY CT	04/06/22	\$291,000	\$43,650	\$58,200	\$72,750	\$87,300	\$299,297	4203	4201 CONDO'S AREA 1
4711-03-304-059	5404 IVY CT	06/30/22	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$313,419	4203	4201 CONDO'S AREA 1
4711-03-304-064	5386 IVY CT	08/09/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$332,604	4203	4201 CONDO'S AREA 1
4711-05-101-006	3329 DEWDROP LN	04/12/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$300,423	4218	4201 CONDO'S AREA 1
4711-05-101-009	3349 DEWDROP LN	03/22/24	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$296,036	4218	4201 CONDO'S AREA 1
4711-05-101-015	3385 DEWDROP LN	11/07/22	\$285,000	\$42,750	\$57,000	\$71,250	\$85,500	\$276,346	4218	4201 CONDO'S AREA 1
4711-05-101-023	3421 DEWDROP LN	12/12/23	\$318,000	\$47,700	\$63,600	\$79,500	\$95,400	\$295,621	4218	4201 CONDO'S AREA 1
4711-05-101-025	3433 DEWDROP LN	10/05/22	\$283,000	\$42,450	\$56,600	\$70,750	\$84,900	\$302,020	4218	4201 CONDO'S AREA 1
4711-05-101-042	584 SNOWFALL CT	09/01/22	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$299,014	4218	4201 CONDO'S AREA 1
4711-10-303-003	1990 GENOA CIRCLE	04/14/23	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$374,934	4208	4201 CONDO'S AREA 1
4711-10-303-009	1958 GENOA CIRCLE	02/01/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$352,814	4208	4201 CONDO'S AREA 1
4711-10-303-035	1880 GENOA CIRCLE	12/20/22	\$344,000	\$51,600	\$68,800	\$86,000	\$103,200	\$321,393	4208	4201 CONDO'S AREA 1
4711-10-303-041	1848 GENOA CIRCLE	04/08/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$391,309	4208	4201 CONDO'S AREA 1
4711-10-303-060	1754 GENOA CIRCLE	07/13/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$343,536	4208	4201 CONDO'S AREA 1
4711-10-303-078	1821 GENOA CIRCLE	05/31/23	\$349,900	\$52,485	\$69,980	\$87,475	\$104,970	\$316,532	4208	4201 CONDO'S AREA 1
4711-13-402-002	7860 POWDERHORN CT	05/24/22	\$326,000	\$48,900	\$65,200	\$81,500	\$97,800	\$308,243	4205	4201 CONDO'S AREA 1
4711-13-402-030	2827 MONTE VISTA	07/11/23	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$358,097	4201	4201 CONDO'S AREA 1
4711-13-402-031	2819 MONTE VISTA	10/26/22	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$354,716	4201	4201 CONDO'S AREA 1
4711-13-402-036	2779 MONTE VISTA	04/04/23	\$299,900	\$44,985	\$59,980	\$74,975	\$89,970	\$354,146	4201	4201 CONDO'S AREA 1
4711-13-402-095	2869 BRECKENRIDGE DR	08/05/22	\$305,000	\$45,750	\$61,000	\$76,250	\$91,500	\$315,204	4205	4201 CONDO'S AREA 1
4711-13-402-100	2868 MONTE VISTA	03/30/23	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$321,477	4205	4201 CONDO'S AREA 1
4711-13-402-101	7690 GUNNISON CT	10/02/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$339,173	4201	4201 CONDO'S AREA 1
4711-13-402-102	7698 GUNNISON CT	10/12/23	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$333,051	4201	4201 CONDO'S AREA 1
4711-13-402-103	7706 GUNNISON CT	02/28/23	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$330,473	4201	4201 CONDO'S AREA 1
4711-13-402-110	2861 E TELLURIDE	10/24/23	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$280,462	4205	4201 CONDO'S AREA 1
4711-13-402-111	2869 E TELLURIDE	07/08/22	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$333,340	4205	4201 CONDO'S AREA 1
4711-13-402-127	2950 E TELLURIDE	10/26/22	\$317,000	\$47,550	\$63,400	\$79,250	\$95,100	\$330,287	4205	4201 CONDO'S AREA 1
4711-13-402-137	3008 E TELLURIDE	04/07/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$308,798	4205	4201 CONDO'S AREA 1
4711-13-402-150	3056 W TELLURIDE	05/02/23	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$298,454	4205	4201 CONDO'S AREA 1
4711-13-402-163	2967 W TELLURIDE	09/28/23	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$323,306	4205	4201 CONDO'S AREA 1
4711-13-402-167	2964 W TELLURIDE	07/19/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$321,785	4205	4201 CONDO'S AREA 1
4711-13-402-168	2956 W TELLURIDE	07/08/22	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$307,603	4205	4201 CONDO'S AREA 1
4711-13-402-170	2928 W TELLURIDE	02/15/24	\$354,050	\$53,108	\$70,810	\$88,513	\$106,215	\$337,621	4205	4201 CONDO'S AREA 1
4711-13-402-171	2920 W TELLURIDE	01/31/23	\$307,000	\$46,050	\$61,400	\$76,750	\$92,100	\$314,251	4205	4201 CONDO'S AREA 1
4711-13-402-174	2888 W TELLURIDE	04/12/22	\$294,000	\$44,100	\$58,800	\$73,500	\$88,200	\$318,089	4205	4201 CONDO'S AREA 1
4711-14-203-013	6597 CORTLAND AVE	08/18/23	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$301,286	4217	4201 CONDO'S AREA 1
4711-14-203-016	6592 CORTLAND AVE	04/07/22	\$358,000	\$53,700	\$71,600	\$89,500	\$107,400	\$353,160	4217	4201 CONDO'S AREA 1
4711-14-203-030	6729 CORTLAND AVE	10/20/23	\$329,000	\$49,350	\$65,800	\$82,250	\$98,700	\$302,393	4217	4201 CONDO'S AREA 1
4711-14-203-053	6679 CORTLAND AVE	06/30/22	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$279,098	4217	4201 CONDO'S AREA 1

\$48,073 \$64,097 \$80,122 \$96,146

4201 Condo Area 1

2024 = \$50,000 - \$65,000 Combined areas for 2025

2025 = \$55,000

**2025 Land Table
4202 Attached Condo Area 2**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-04-101-005	4310 ASTER BLVD	08/15/22	\$252,900	\$37,935	\$50,580	\$63,225	\$75,870	\$256,827	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-006	4312 ASTER BLVD	10/14/22	\$241,000	\$36,150	\$48,200	\$60,250	\$72,300	\$229,072	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-007	4314 ASTER BLVD	01/06/23	\$251,000	\$37,650	\$50,200	\$62,750	\$75,300	\$217,451	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-012	4406 WILLOW VIEW CT	06/30/23	\$223,500	\$33,525	\$44,700	\$55,875	\$67,050	\$209,196	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-013	4408 WILLOW VIEW CT.	03/15/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$262,222	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-022	4604 WILLOW VIEW CT	09/23/22	\$253,500	\$38,025	\$50,700	\$63,375	\$76,050	\$241,469	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-022	4604 WILLOW VIEW CT	02/16/24	\$267,500	\$40,125	\$53,500	\$66,875	\$80,250	\$241,469	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-027	4519 WILLOW VIEW CT	04/11/23	\$227,300	\$34,095	\$45,460	\$56,825	\$68,190	\$242,673	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-030	4459 WILLOW VIEW CT	01/05/24	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$269,499	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-036	4421 WILLOW VIEW CT	04/05/22	\$232,500	\$34,875	\$46,500	\$58,125	\$69,750	\$252,416	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-049	495 LILLY VIEW CT	10/14/22	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$229,517	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-065	445 LILLY VIEW CT	05/22/23	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$241,904	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-072	421 LILLY VIEW CT	08/29/22	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$309,812	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-072	421 LILLY VIEW CT	10/31/23	\$332,500	\$49,875	\$66,500	\$83,125	\$99,750	\$309,812	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-101-099	498 LILLY VIEW CT	06/30/23	\$311,000	\$46,650	\$62,200	\$77,750	\$93,300	\$285,768	\$45,000	4204	4202 CONDO'S AREA 2
4711-04-303-006	4047 HAMPTON RIDGE BLVD	05/27/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-007	4051 HAMPTON RIDGE BLVD	07/18/22	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-010	4027 HAMPTON RIDGE BLVD	05/17/22	\$207,000	\$31,050	\$41,400	\$51,750	\$62,100	\$220,707	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-024	4061 HAMPTON RIDGE BLVD	12/19/23	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-029	4141 HAMPTON RIDGE BLVD	06/10/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$232,351	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-029	4141 HAMPTON RIDGE BLVD	02/16/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$232,351	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-040	4183 HAMPTON RIDGE BLVD	04/10/23	\$192,000	\$28,800	\$38,400	\$48,000	\$57,600	\$220,442	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-045	4187 HAMPTON RIDGE BLVD	10/24/22	\$224,000	\$33,600	\$44,800	\$56,000	\$67,200	\$221,762	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-050	4070 HAMPTON RIDGE BLVD	08/29/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$230,872	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-052	4086 HAMPTON RIDGE BLVD	05/05/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$217,908	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-065	4146 HAMPTON RIDGE BLVD	09/01/23	\$226,500	\$33,975	\$45,300	\$56,625	\$67,950	\$233,671	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-068	4142 HAMPTON RIDGE BLVD	12/06/22	\$212,500	\$31,875	\$42,500	\$53,125	\$63,750	\$233,671	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-070	4126 HAMPTON RIDGE BLVD	04/12/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$217,339	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-070	4126 HAMPTON RIDGE BLVD	01/03/24	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$217,339	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-073	4164 HAMPTON RIDGE BLVD	06/24/22	\$145,000	\$21,750	\$29,000	\$36,250	\$43,500	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-073	4164 HAMPTON RIDGE BLVD	08/17/22	\$197,250	\$29,588	\$39,450	\$49,313	\$59,175	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-081	4184 HAMPTON RIDGE BLVD	03/15/23	\$235,000	\$35,250	\$47,000	\$58,750	\$70,500	\$220,138	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-084	4160 HAMPTON RIDGE BLVD	12/05/22	\$189,500	\$28,425	\$37,900	\$47,375	\$56,850	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-097	4111 KIRKWAY CT	03/05/24	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-098	4119 KIRKWAY CT	11/07/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$245,424	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-108	4115 KIRKWAY CT	05/19/22	\$190,000	\$28,500	\$38,000	\$47,500	\$57,000	\$199,727	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-109	4059 KIRKWAY CT	09/09/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$208,890	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-129	4233 HAMPTON RIDGE BLVD	11/17/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$222,885	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-130	4241 HAMPTON RIDGE BLVD	07/10/23	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$222,885	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-133	4261 HAMPTON RIDGE BLVD	02/07/23	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$208,890	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-143	4301 HAMPTON RIDGE BLVD	08/04/22	\$219,900	\$32,985	\$43,980	\$54,975	\$65,970	\$221,695	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-148	4289 HAMPTON RIDGE BLVD	06/21/22	\$150,000	\$22,500	\$30,000	\$37,500	\$45,000	\$222,885	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-159	4236 HAMPTON RIDGE BLVD	07/21/23	\$234,000	\$35,100	\$46,800	\$58,500	\$70,200	\$222,885	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-166	4284 HAMPTON RIDGE BLVD	09/23/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$224,929	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-170	4280 HAMPTON RIDGE BLVD	07/21/23	\$244,000	\$36,600	\$48,800	\$61,000	\$73,200	\$223,725	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-178	4336 HAMPTON RIDGE BLVD	09/13/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$224,929	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-181	4324 HAMPTON RIDGE BLVD	08/04/22	\$199,200	\$29,880	\$39,840	\$49,800	\$59,760	\$210,777	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-187	4472 ASTER BLVD	08/02/22	\$209,000	\$31,350	\$41,800	\$52,250	\$62,700	\$210,777	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-189	4456 ASTER BLVD	03/29/24	\$259,000	\$38,850	\$51,800	\$64,750	\$77,700	\$224,929	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-192	4428 ASTER BLVD	08/24/23	\$218,000	\$32,700	\$43,600	\$54,500	\$65,400	\$210,777	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-196	4460 ASTER BLVD	06/28/23	\$252,500	\$37,875	\$50,500	\$63,125	\$75,750	\$224,929	\$45,000	4206	4202 CONDO'S AREA 2
4711-04-303-203	765 ABBINGTON CT	09/23/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$223,725	\$45,000	4206	4202 CONDO'S AREA 2

**2025 Land Table
4202 Attached Condo Area 2**

4711-04-303-206	769 ABBINGTON CT	05/01/23	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$223,725	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-207	761 ABBINGTON CT	05/26/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$224,929	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-215	713 ABBINGTON CT	12/14/23	\$249,000	\$37,350	\$49,800	\$62,250	\$74,700	\$223,725	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-217	725 ABBINGTON CT	09/23/22	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$210,777	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-218	717 ABBINGTON CT	08/18/22	\$220,500	\$33,075	\$44,100	\$55,125	\$66,150	\$223,725	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-228	673 ABBINGTON CT	11/01/23	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$210,777	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-233	633 ABBINGTON CT	04/08/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$212,001	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-234	4351 ASTER BLVD	08/08/23	\$216,000	\$32,400	\$43,200	\$54,000	\$64,800	\$210,777	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-242	605 ABBINGTON CT	11/20/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$224,929	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-249	4445 ASTER BLVD	11/14/22	\$211,000	\$31,650	\$42,200	\$52,750	\$63,300	\$224,929	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-303-250	4453 ASTER BLVD	07/25/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$223,725	\$45,000	4206 4202 CONDO'S AREA 2
4711-04-401-005	973 LAWSON	09/30/22	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$258,639	\$45,000	4207 4202 CONDO'S AREA 2
4711-04-401-021	4685 SUMMER RIDGE DR	03/29/24	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$263,252	\$45,000	4207 4202 CONDO'S AREA 2
4711-04-401-022	4689 SUMMER RIDGE DR	06/16/23	\$299,000	\$44,850	\$59,800	\$74,750	\$89,700	\$276,331	\$45,000	4207 4202 CONDO'S AREA 2
4711-04-401-033	4720 SUMMER RIDGE DR	07/28/22	\$334,900	\$50,235	\$66,980	\$83,725	\$100,470	\$342,050	\$45,000	4207 4202 CONDO'S AREA 2
4711-34-101-001	5084 KINTYRE LN	05/01/23	\$199,900	\$29,985	\$39,980	\$49,975	\$59,970	\$189,461	\$45,000	4202 4202 CONDO'S AREA 2

\$34,671 \$46,228 \$57,784 \$69,341

4202 Condo Area 2

2024 = \$30,000 - \$45,000 Combining for 2025

2025 = \$45,000

2025 Land Table
4203 Attached Condo Oak Pointe/Pine Creek

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-28-303-028	4963 FAIRWAYS DR	11/29/23	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$389,947	\$105,000	4216	OAK POINTE / PINE CREEK CONDOS
4711-28-303-029	4971 FAIRWAYS DR	09/22/22	\$420,000	\$63,000	\$84,000	\$105,000	\$126,000	\$402,180	\$105,000	4216	OAK POINTE / PINE CREEK CONDOS
4711-28-402-015	4762 PINE EAGLES DR	07/13/23	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$380,614	\$105,000	4211	OAK POINTE / PINE CREEK CONDOS
4711-28-403-052	4572 GOLF VIEW DR	04/29/22	\$480,000	\$72,000	\$96,000	\$120,000	\$144,000	\$427,940	\$105,000	4213	OAK POINTE / PINE CREEK CONDOS
4711-28-403-059	4564 GOLF VIEW DR	05/18/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$378,153	\$105,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-28-403-064	4552 GOLF VIEW DR	06/19/23	\$477,000	\$71,550	\$95,400	\$119,250	\$143,100	\$429,820	\$105,000	4213	OAK POINTE / PINE CREEK CONDOS
4711-28-403-076	4532 GOLF VIEW DR	02/12/24	\$508,500	\$76,275	\$101,700	\$127,125	\$152,550	\$463,663	\$105,000	4213	OAK POINTE / PINE CREEK CONDOS
			\$64,832	\$86,443	\$108,054	\$129,664					Golf Course Sites
4711-28-403-085	4581 GOLF VIEW DR	05/19/23	\$339,000	\$50,850	\$67,800	\$84,750	\$101,700	\$359,345	\$85,000	4210	OAK POINTE / PINE CREEK CONDOS
4711-28-403-087	4585 GOLF VIEW DR	03/14/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$350,012	\$85,000	4211	OAK POINTE / PINE CREEK CONDOS
4711-28-403-091	4563 GOLF VIEW DR	12/15/23	\$407,000	\$61,050	\$81,400	\$101,750	\$122,100	\$392,315	\$85,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-28-403-093	4549 GOLF VIEW DR	07/21/23	\$505,900	\$75,885	\$101,180	\$126,475	\$151,770	\$427,068	\$85,000	4213	OAK POINTE / PINE CREEK CONDOS
4711-28-403-097	4535 GOLF VIEW DR	07/25/23	\$374,000	\$56,100	\$74,800	\$93,500	\$112,200	\$390,399	\$85,000	4210	OAK POINTE / PINE CREEK CONDOS
4711-28-403-099	4539 GOLF VIEW DR	01/27/23	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$391,238	\$85,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-28-405-051	4458 GOLF VIEW DR	06/16/23	\$486,500	\$72,975	\$97,300	\$121,625	\$145,950	\$443,620	\$85,000	4213	OAK POINTE / PINE CREEK CONDOS
			\$60,159	\$80,211	\$100,264	\$120,317					Waterview Sites
4711-28-405-015	4514 GOLF VIEW DR	05/24/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$395,362	\$105,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-28-405-016	4512 GOLF VIEW DR	04/14/23	\$460,000	\$69,000	\$92,000	\$115,000	\$138,000	\$428,224	\$105,000	4213	OAK POINTE / PINE CREEK CONDOS
4711-28-405-030	4518 OAK POINTE DR	11/18/22	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$416,171	\$105,000	4212	OAK POINTE / PINE CREEK CONDOS
			\$66,250	\$88,333	\$110,417	\$132,500					Pond/GC
4711-28-402-022	4716 PINE EAGLES DR	05/20/22	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$369,486	\$80,000	4211	OAK POINTE / PINE CREEK CONDOS
4711-28-402-024	4704 PINE EAGLES DR	09/15/23	\$489,900	\$73,485	\$97,980	\$122,475	\$146,970	\$415,100	\$80,000	4213	OAK POINTE / PINE CREEK CONDOS
4711-28-402-027	4775 PINE EAGLES DR	01/23/23	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$402,288	\$80,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-28-402-033	4659 PINE EAGLES DR	01/26/23	\$329,500	\$49,425	\$65,900	\$82,375	\$98,850	\$370,157	\$80,000	4213	OAK POINTE / PINE CREEK CONDOS
4711-28-402-034	4665 PINE EAGLES DR	11/14/23	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$375,488	\$80,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-28-403-079	4614 GOLF VIEW DR	03/21/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$338,960	\$80,000	4211	OAK POINTE / PINE CREEK CONDOS
4711-28-403-102	4596 GOLF VIEW DR	05/12/23	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$364,679	\$80,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-28-405-026	4509 GOLF VIEW DR	04/27/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$327,521	\$80,000	4212	OAK POINTE / PINE CREEK CONDOS
4711-36-103-064	7570 WOODWIND CT	06/27/23	\$505,500	\$75,825	\$101,100	\$126,375	\$151,650	\$494,526	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
4711-36-103-065	7575 WOODWIND CT	06/28/23	\$434,000	\$65,100	\$86,800	\$108,500	\$130,200	\$478,781	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
4711-36-103-067	7563 WOODWIND CT	01/12/24	\$482,900	\$72,435	\$96,580	\$120,725	\$144,870	\$493,989	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
4711-36-103-075	7644 BROOKDALE CT	06/24/22	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$481,016	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
4711-36-103-080	7616 BROOKDALE CT	08/17/22	\$472,000	\$70,800	\$94,400	\$118,000	\$141,600	\$543,843	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
4711-36-103-086	7580 BROOKDALE CT	07/08/22	\$560,000	\$84,000	\$112,000	\$140,000	\$168,000	\$556,431	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
4711-36-103-093	7536 BROOKDALE CT	05/03/23	\$510,000	\$76,500	\$102,000	\$127,500	\$153,000	\$529,950	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
4711-36-103-096	7520 BROOKDALE CT	06/07/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$481,016	\$75,000	4104	OAK POINTE / PINE CREEK CONDOS
			\$56,614	\$75,485	\$94,356	\$113,228					Site Value

4203

2024 = **\$105,000** Golf Course Sites
 \$85,000 Waterview Site
 \$105,000 Pond/GC
 \$80,000 Site Value

2025 = **\$105,000** Golf Course Sites
 \$85,000 Waterview Site
 \$110,000 Pond/GC
 \$80,000 Site Value

**2025 Land Table
4300 Lake Chemung Lake Front**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class
4711-11-305-023	6025 E GRAND RIVER	09/21/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$380,080	\$190,500	99.0	180.0	4309	LAKE CHEMUNG LAKE FRONT	401
4711-10-202-009	1362 ELMHURST DR	08/30/23	\$373,000	\$55,950	\$74,600	\$93,250	\$111,900	\$343,358	\$157,500	65.0	121.0	4307	LAKE CHEMUNG LAKE FRONT	401
4711-11-302-018	1728 S HUGHES RD	04/20/22	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$364,615	\$120,000	40.0	62.0	4309	LAKE CHEMUNG LAKE FRONT	401
4711-10-102-002	5251 WILDWOOD DR	06/20/23	\$619,900	\$92,985	\$123,980	\$154,975	\$185,970	\$566,928	\$169,800	108.0	97.0	4307	LAKE CHEMUNG LAKE FRONT	401
4711-10-202-008	1366 ELMHURST DR	09/19/23	\$645,000	\$96,750	\$129,000	\$161,250	\$193,500	\$482,142	\$162,000	68.0	118.0	4307	LAKE CHEMUNG LAKE FRONT	401

\$69,987 \$93,316 \$116,645 \$139,974 **Lakefront**

4300

Average FF	40	Mean	\$1,750	\$2,333	\$2,916	\$3,499
		Median	\$1,912	\$2,550	\$3,187	\$3,825

4711-10-301-102	VACANT	07/13/23	\$130,000	\$85,000	\$85,000	\$85,000	\$85,000	\$234,227	\$143,000	100.0	212.0	4307	LAKE CHEMUNG LAKE FRONT	402
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\$85,000 \$85,000 \$85,000 \$85,000 **Canal**

Average FF	40	Mean	\$2,125	\$2,125	\$2,125	\$2,125
		Median	\$2,125	\$2,125	\$2,125	\$2,125

4711-10-301-197	5775 E GRAND RIVER AVE	10/14/22	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$320,847	\$179,600	123.0	118.8	4307	LAKE CHEMUNG LAKE FRONT	401
4711-10-301-190	5630 GLEN ECHO	03/01/24	\$359,900	\$53,985	\$71,980	\$89,975	\$107,970	\$329,096	\$140,800	84.0	138.0	4307	LAKE CHEMUNG LAKE FRONT	401
4711-10-301-137	5512 WILDWOOD	06/14/22	\$389,500	\$58,425	\$77,900	\$97,375	\$116,850	\$328,505	\$100,000	50.0	136.0	4307	LAKE CHEMUNG LAKE FRONT	401

\$50,220 \$66,960 \$83,700 \$100,440 **Lakeview FF**

Average FF	40	Mean	\$1,256	\$1,674	\$2,093	\$2,511
		Median	\$1,350	\$1,800	\$2,249	\$2,699

4300

2024 =	\$3,000	Lakefront	2025 =	\$3,400	Lakefront
	\$2,700	LF View		\$2,300	Surplus LF
	\$1,500	Surplus LF		\$2,000	Canal Front
	\$900	Surplus LF View		\$2,100	Lake View
	\$2,000	Grand River LF		\$1,400	Surplus LV
				\$300	Unbuildable

2025 Land Table
4301 Lake Chemung Non Lake Front

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effic. Front	Depth	ECF Area	Land Table	Class
4711-10-301-048	5655 E GRAND RIVER AVE	08/31/23	\$105,000	\$15,750	\$21,000	\$26,250	\$31,500	\$138,444	\$50,000	50.0	105.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-052	5695 E GRAND RIVER AVE	07/13/23	\$130,000	\$19,500	\$26,000	\$32,500	\$39,000	\$234,227	\$143,000	100.0	212.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-042	1673 EDWIN DR	01/18/24	\$145,000	\$21,750	\$29,000	\$36,250	\$43,500	\$270,544	\$92,000	110.0	120.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-214	1268 BOULEVARD DR	08/19/22	\$161,000	\$24,150	\$32,200	\$40,250	\$48,300	\$170,642	\$59,490	73.0	45.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-131	924 SUNRISE PARK	06/21/23	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$211,568	\$46,260	52.0	130.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-134	948 SUNRISE PARK ST	08/04/23	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$182,427	\$45,000	50.0	127.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-142	1068 SUNRISE PARK ST	12/09/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$198,099	\$43,200	48.0	118.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-136	964 SUNRISE PARK	03/01/24	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$153,161	\$45,000	50.0	124.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-137	972 SUNRISE PARK ST	12/30/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$274,058	\$43,200	48.0	122.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-122	846 SUNRISE PARK ST	10/02/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$186,474	\$45,000	50.0	100.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-075	5965 E GRAND RIVER	06/09/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$224,257	\$50,000	50.0	130.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-064	1637 WESTMORE DR	07/28/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$168,352	\$50,000	50.0	150.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-070	5885 E GRAND RIVER AVE	01/27/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$201,414	\$50,000	50.0	130.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-071	1575 S HUGHES RD	06/28/23	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$241,983	\$85,000	100.0	80.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-121	840 SUNRISE PARK ST	09/09/22	\$258,000	\$38,700	\$51,600	\$64,500	\$77,400	\$294,973	\$52,000	52.0	120.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-029	1753 S HUGHES RD	05/30/23	\$262,500	\$39,375	\$52,500	\$65,625	\$78,750	\$209,671	\$43,700	45.0	140.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-164	5312 DICKSON ST	07/31/23	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$239,418	\$50,000	50.0	112.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-235	674 SUNRISE PARK ST	05/06/22	\$276,000	\$41,400	\$55,200	\$69,000	\$82,800	\$316,124	\$119,340	168.0	547.9	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-056	1676 EDWIN DR	07/14/23	\$276,000	\$41,400	\$55,200	\$69,000	\$82,800	\$267,000	\$94,100	113.0	79.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-161	1124 SUNRISE PARK ST	10/14/22	\$283,000	\$42,450	\$56,600	\$70,750	\$84,900	\$280,173	\$42,300	47.0	112.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-201-051	1188 JAMES R ST	07/06/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$322,507	\$85,000	100.0	250.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-102-086	5314 WILDWOOD	08/11/22	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$327,650	\$94,800	114.0	135.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-102-031	5307 DICKSON ST	12/19/22	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$438,588	\$41,000	41.0	70.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401

\$35,553 \$47,404 \$59,255 \$71,107

Non LF Sites

Average FF	50	Mean	\$711	\$948	\$1,185	\$1,422									
		Median	\$680	\$907	\$1,133	\$1,360									
<u>Bought for vacant land</u>															
4711-10-201-061	1153 CHEMUNG DR	06/30/23	\$95,000	WD	03-ARM'S LEN	\$75,000	\$43,700	\$57,000	\$57,000	60.0	153.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401	Demoed
4711-11-304-006	1869 S HUGHES RD	05/06/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$403,047	\$73,700	116.0	185.5	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401	
4711-11-304-011	1847 S HUGHES RD	09/30/22	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$277,916	\$111,500	170.0	153.9	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401	

\$46,875 \$62,500 \$78,125 \$93,750

Deeded Dock Access

4711-03-303-001	609 PATHWAY DR	07/02/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$262,383	\$55,000	0.0	0.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-03-303-012	781 MAURY PL	05/16/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$374,763	\$55,000	0.0	0.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-03-303-018	830 MAURY PL	07/13/23	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$293,249	\$55,000	120.0	180.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401

\$49,750 \$66,333 \$82,917 \$99,500

Site Value

4301

2024 =	\$860 Non LF FF	2025 =	900 Non LF FF
	\$600 FF Surplus Non LF		630 Surplus Non LF FF
	\$250 FF Deeded Access		200 Deeded Access
	\$300 Unbuildable		300 Unbuildable
	\$55,000 Regular Site		\$55,000 Regular Site Value
	5,000 Back Lots		5,000 Back Lots

**2025 Land Table
4303 Tri-Lakes Non LF**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres	ECF Area	Land Table	Class
4711-27-100-029	4531 CLIFFORD RD	09/30/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$336,721	\$62,972	0.0	0.0	1.16	4303 TRI LAKES	401	
4711-22-301-025	5020 GROVER DR	04/27/22	\$342,000	\$51,300	\$68,400	\$85,500	\$102,600	\$387,082	\$90,000	100.0	100.0	0.23	4303 TRI LAKES	401	
4711-27-101-029	4055 ANCHOR LN	03/17/23	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$473,615	\$118,000	140.0	109.0	0.35	4303 TRI LAKES	401	

\$58,850 \$78,467 \$98,083 \$117,700

4303

Average FF

50

Mean	\$1,177	\$1,569	\$1,962	\$2,354
Median	\$1,026	\$1,368	\$1,710	\$2,052

2024 = \$1,100 Non LF
\$700 Surplus Non LF
Tri-Lakes Acreage Table

2025 = \$1,100 Non LF
\$770 Surplus Non LF
Tri-Lakes Acreage Table See Brighton Metes & Bounds 4501

**2025 Land Table
4306 Tri-Lakes Lake Front**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class	Rate Group 1
4711-22-302-086	4058 HIGHCREST DR	06/03/22	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$412,276	\$220,500	49.0	65.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-22-302-181	4244 HIGHCREST DR	02/28/23	\$594,000	\$89,100	\$118,800	\$148,500	\$178,200	\$429,595	\$231,000	53.0	185.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-27-100-002	3945 HIGHCREST DR	04/18/22	\$600,000	\$90,000	\$120,000	\$150,000	\$180,000	\$843,757	\$266,500	97.0	478.5	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-22-302-163	4114 HIGHCREST DR	05/20/22	\$640,000	\$96,000	\$128,000	\$160,000	\$192,000	\$664,441	\$245,000	60.0	185.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-22-302-188	4300 HIGHCREST DR	11/22/23	\$700,000	\$105,000	\$140,000	\$175,000	\$210,000	\$745,689	\$236,858	51.0	378.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-22-202-021	3390 PINERIDGE	07/20/23	\$710,000	\$106,500	\$142,000	\$177,500	\$213,000	\$640,889	\$279,000	62.0	350.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-28-201-056	4219 HOMESTEAD DR	10/31/22	\$725,000	\$108,750	\$145,000	\$181,250	\$217,500	\$709,962	\$405,000	90.0	142.0	4304	OLD HOMESTEAD	401	A LAKE FRONT
4711-22-302-184	4268 HIGHCREST DR	06/27/23	\$730,000	\$109,500	\$146,000	\$182,500	\$219,000	\$751,036	\$227,000	51.0	219.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-22-302-057	3914 HIGHCREST DR	11/08/22	\$970,000	\$145,500	\$194,000	\$242,500	\$291,000	\$1,208,108	\$225,000	50.0	189.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-28-201-033	4177 HOMESTEAD DR	01/09/23	\$1,150,000	\$172,500	\$230,000	\$287,500	\$345,000	\$1,048,225	\$405,000	90.0	144.0	4304	OLD HOMESTEAD	401	A LAKE FRONT
4711-22-302-002	3830 HIGHCREST DR	03/01/23	\$1,200,000	\$180,000	\$240,000	\$300,000	\$360,000	\$1,241,058	\$257,000	66.0	350.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-22-302-016	3805 HIGHCREST DR	04/29/22	\$1,430,000	\$214,500	\$286,000	\$357,500	\$429,000	\$1,481,758	\$225,000	50.0	135.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT
4711-22-302-077	3994 HIGHCREST DR	07/12/22	\$1,550,000	\$232,500	\$310,000	\$387,500	\$465,000	\$1,667,243	\$315,000	95.0	205.0	4306	TRI LAKES LAKE FRONT	401	A LAKE FRONT

\$131,527 \$175,369 \$219,212 \$263,054

4306 Tri-Lakes Lake Front

Average FF

50

Mean \$2,631 \$3,507 \$4,384 \$5,261
Median \$2,351 \$3,135 \$3,919 \$4,703

2024 = \$4,500 Lakefront 2025 = \$4,700 Lakefront
 \$1,500 Canal FF \$3,200 Surplus LF
 \$2,000 Surplus LF \$125 Unbuildable
 \$125 Unbuildable \$135,000 Island Parcel
 \$130,000 Island Parcel \$1,500 Lakeview
 \$1,500 Lakeview Tri-Lakes Acreage Table See Brighton Metes & Bounds 4501

Demold after sale, but bought for a Vacant Lot

4711-22-302-081	4022 HIGHCREST DR	10/04/22	\$250,000	\$235,000	\$235,000	\$235,000	\$235,000	\$189,000	\$189,000	42.0	161.0	4306	TRI LAKES LAKE FRONT	402	A LAKE FRONT	demo
4711-22-302-161	4100 HIGHCREST DR	05/13/22	\$600,000	\$585,000	\$585,000	\$585,000	\$585,000	\$1,535,882	\$279,000	77.0	181.0	4306	TRI LAKES LAKE FRONT	402	A LAKE FRONT	demo
4711-22-302-054	3900 HIGHCREST DR	06/21/23	\$675,000	\$660,000	\$660,000	\$660,000	\$660,000	\$273,000	\$273,000	74.0	160.0	4306	TRI LAKES LAKE FRONT	402	A LAKE FRONT	demo

**2025 Land Table
4310 Round Lake LF**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class
4711-22-302-130	4075 HIGHCREST DR	05/16/22	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$276,541	\$162,600	56.0	79.0	4310	ROUND LAKE	401
4711-22-302-141	4159 HIGHCREST DR	02/07/23	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$282,915	\$154,200	52.0	186.0	4310	ROUND LAKE	401
4711-27-105-030	4383 FILBERT DR	08/29/22	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$366,558	\$156,300	53.0	339.0	4310	ROUND LAKE	401
4711-22-302-134	4105 HIGHCREST DR	07/07/23	\$751,000	\$112,650	\$150,200	\$187,750	\$225,300	\$568,067	\$138,000	46.0	93.0	4310	ROUND LAKE	401
4711-27-105-004	4533 FILBERT DR	05/31/23	\$780,000	\$117,000	\$156,000	\$195,000	\$234,000	\$687,320	\$271,800	108.0	252.0	4310	ROUND LAKE	401
4711-22-302-128	4057 HIGHCREST DR	09/25/23	\$795,000	\$119,250	\$159,000	\$198,750	\$238,500	\$685,044	\$156,300	53.0	93.0	4310	ROUND LAKE	401

\$82,650 \$110,200 \$137,750 \$165,300

4310

Average FF

45

Mean	\$1,837	\$2,449	\$3,061	\$3,673
Median	\$1,960	\$2,613	\$3,267	\$3,920

2024 =
\$3,000 Lake Front
\$2,100 Surplus LF
\$900 Unbuildable

2025 =
\$3,900 Lake Front
\$2,700 Surplus LF
\$1,000 Unbuildable

**2025 Land Table
4400 Oak Pointe Marinas**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Land Table	Class
4711-28-406-002	MARINA	11/09/23	\$50,000	\$50,000	\$13,000	26.00	\$30,000	\$50,000	\$30,000	4400 OAK POINTE MARINAS	402	
4711-28-406-004	MARINA	11/15/23	\$50,000	\$50,000	\$13,000	26.00	\$30,000	\$50,000	\$30,000	4400 OAK POINTE MARINAS	402	
4711-28-406-006	MARINA	03/12/24	\$60,000	\$60,000	\$13,000	21.67	\$30,000	\$60,000	\$30,000	4400 OAK POINTE MARINAS	402	
4711-28-406-016	MARINA	08/15/23	\$60,000	\$60,000	\$13,000	21.67	\$30,000	\$60,000	\$30,000	4400 OAK POINTE MARINAS	402	
4711-28-406-022	MARINA	06/02/22	\$55,000	\$55,000	\$13,000	23.64	\$30,000	\$55,000	\$30,000	4400 OAK POINTE MARINAS	402	
4711-28-406-057	MARINA	01/31/23	\$42,500	\$42,500	\$13,000	30.59	\$30,000	\$42,500	\$30,000	4400 OAK POINTE MARINAS	402	

\$52,917

4400

Outlier

4711-28-406-050	MARINA	02/29/24	\$70,000	\$70,000	\$13,000	18.57	\$30,000	\$70,000	\$30,000	4400 OAK POINTE MARINAS	402
4711-28-406-056	MARINA	01/17/24	\$18,000	\$18,000	\$13,000	72.22	\$30,000	\$18,000	\$30,000	4400 OAK POINTE MARINAS	402
4711-28-406-043	MARINA	07/31/23	\$20,000	\$20,000	\$13,000	65.00	\$30,000	\$20,000	\$30,000	4400 OAK POINTE MARINAS	402

2024 = \$30,000

2025 = \$50,000

**2025 Land Table
4403 Red Oaks**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-03-401-051	692 RED OAKS	05/26/23	\$78,000	\$11,700	\$15,600	\$19,500	\$23,400	\$36,306	\$30,000	4402	RED OAKS	401
4711-03-401-052	682 RED OAKS DR	05/31/22	\$117,000	\$17,550	\$23,400	\$29,250	\$35,100	\$81,769	\$30,000	4403	RED OAKS	401
4711-03-401-054	662 RED OAKS	07/26/22	\$92,500	\$13,875	\$18,500	\$23,125	\$27,750	\$69,251	\$30,000	4403	RED OAKS	401
4711-03-402-098	5757 COMANCHE LANE	07/21/23	\$135,000	\$20,250	\$27,000	\$33,750	\$40,500	\$123,892	\$30,000	4402	RED OAKS	401
4711-03-402-100	5725 COMANCHE LN	03/05/24	\$148,250	\$22,238	\$29,650	\$37,063	\$44,475	\$124,820	\$30,000	4403	RED OAKS	401
4711-03-402-102	490 CHEYENNE TRAIL	06/08/22	\$36,951	\$36,951	\$36,951	\$36,951	\$36,951	\$30,000	\$30,000	4403	RED OAKS	402
4711-03-402-128	5836 IROQUOIS DR	11/10/23	\$201,000	\$30,150	\$40,200	\$50,250	\$60,300	\$114,843	\$30,000	4403	RED OAKS	401
4711-03-402-155	401 CHEROKEE BND	03/31/23	\$266,000	\$39,900	\$53,200	\$66,500	\$79,800	\$246,244	\$30,000	4403	RED OAKS	401
4711-03-402-161	5790 MAUNEE DR	10/11/22	\$90,000	\$13,500	\$18,000	\$22,500	\$27,000	\$87,086	\$30,000	4403	RED OAKS	401
4711-03-402-171	410 CHEYENNE TRL	11/30/23	\$115,000	\$17,250	\$23,000	\$28,750	\$34,500	\$82,200	\$30,000	4403	RED OAKS	401
4711-03-405-236	724 MENOMINEE DR	08/29/23	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$260,828	\$30,000	4403	RED OAKS	401
4711-10-203-005	969 RED OAKS DR	05/13/22	\$145,000	\$21,750	\$29,000	\$36,250	\$43,500	\$220,871	\$30,000	4403	RED OAKS	401
4711-10-203-005	969 RED OAKS DR	11/15/22	\$244,050	\$36,608	\$48,810	\$61,013	\$73,215	\$220,871	\$30,000	4403	RED OAKS	401
4711-10-203-018	926 RED OAKS	09/01/23	\$125,000	\$18,750	\$25,000	\$31,250	\$37,500	\$101,304	\$30,000	4403	RED OAKS	401
4711-10-203-019	900 RED OAKS DR	07/14/22	\$105,000	\$15,750	\$21,000	\$26,250	\$31,500	\$112,338	\$30,000	4403	RED OAKS	401
4711-10-203-020	882 RED OAKS DR	09/02/22	\$110,000	\$16,500	\$22,000	\$27,500	\$33,000	\$72,285	\$30,000	4403	RED OAKS	401
4711-10-203-027	727 RED OAKS	06/02/23	\$61,000	\$41,000	\$41,000	\$41,000	\$41,000	\$102,666	\$30,000	4402	RED OAKS	401

Vacant

Demo 20,000

\$24,851 \$31,607 \$38,362 \$45,117

4403

2024 = \$30,000 Standard Site
 \$45,000 Frt of Sub/Hughes Rd

2025 = \$30,000 Standard Site
 \$45,000 Frt of Sub/Hughes Rd

**2025 Land Table
4404 Suburban Mobile Home**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-12-401-013	1633 SANDY SHORE	08/18/22	\$65,000	\$9,750	\$13,000	\$16,250	\$19,500	\$70,041	\$20,000	4404 SUBURBAN MOBILE HOME ESTATES	
4711-12-401-033	1625 SKYVIEW DR	05/05/23	\$60,000	\$9,000	\$12,000	\$15,000	\$18,000	\$60,058	\$20,000	4404 SUBURBAN MOBILE HOME ESTATES	
4711-12-401-050	1604 GREENMEADOWS DR	09/27/23	\$175,000	\$26,250	\$35,000	\$43,750	\$52,500	\$188,693	\$20,000	4404 SUBURBAN MOBILE HOME ESTATES	
				\$15,000	\$20,000	\$25,000	\$30,000	Standard Lot			
4711-12-401-103	1609 SANDY SHR	11/16/22	\$125,000	\$18,750	\$25,000	\$31,250	\$37,500	\$131,664	\$30,000	4404 SUBURBAN MOBILE HOME ESTATES	2 lots
				\$18,750	\$25,000	\$31,250	\$37,500	Extra Lot			

4404 Suburban Mobile Home

2024 = \$20,000 Standard Lot
 \$10,000 Second Lot
 \$5,000 Third Lot
 \$25,000 Lakeview Site

2025 = \$20,000 Standard Lot
 \$3,000 Second Lot
 \$3,000 Third Lot
 \$25,000 Lakeview Site

2025 Land Table Extraction
4500, 4501 4502 4503
Howell, Brighton, Hartland Pinckney Metes Bounds

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Val	Total Acres	ECF Area	Land Table	Class
4711-06-100-021	90 CHILSON RD	09/07/22	\$142,500	\$21,375	\$28,500	\$35,625	\$42,750	\$156,358	\$50,000	0.35	4500	4500 (47070) HOWELL M	401
4711-03-200-003	5600 GOLF CLUB RD	11/01/23	\$249,000	\$37,350	\$49,800	\$62,250	\$74,700	\$226,060	\$55,000	0.60	4502	4502 (47060) HARTLAND P	401
4711-13-300-053	7401 HERBST RD	03/14/24	\$327,000	\$49,050	\$65,400	\$81,750	\$98,100	\$262,681	\$55,000	0.63	4501	4501 (47010) BRIGHTON M	401
4711-12-200-007	7666 MCCLLEMENTS	06/14/22	\$382,000	\$57,300	\$76,400	\$95,500	\$114,600	\$340,919	\$55,000	0.67	4500	4500 (47070) HOWELL M	401
4711-25-300-022	7197 BRIGHTON RD	06/13/22	\$392,000	\$58,800	\$78,400	\$98,000	\$117,600	\$452,722	\$55,727	0.72	4501	4501 (47010) BRIGHTON M	401
4711-14-200-008	2500 HUBERT RD	08/04/22	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$241,157	\$56,000	0.74	4501	4501 (47010) BRIGHTON M	401
4711-21-300-021	4010 SEIM RD	04/28/23	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$268,116	\$59,150	0.91	4500	4500 (47070) HOWELL M	401
4711-06-100-009	344 CHILSON RD	11/09/23	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$308,294	\$62,400	0.96	4500	4500 (47070) HOWELL M	401
Totals:				\$44,672	\$59,563	\$74,453	\$89,344					Sq Ft Sites	
4711-11-400-029	1968 S KELLOGG RD	06/23/22	\$197,822	\$29,673	\$39,564	\$49,456	\$59,347	\$524,490	\$65,000	1.00	4500	4500 (47070) HOWELL M	401
4711-26-300-020	6399 BRIGHTON RD	12/01/23	\$380,500	\$57,075	\$76,100	\$95,125	\$114,150	\$339,735	\$65,000	1.00	4501	4501 (47010) BRIGHTON M	401
4711-29-200-010	3824 E COON LAKE	12/13/22	\$169,900	\$25,485	\$33,980	\$42,475	\$50,970	\$217,625	\$65,000	1.00	4500	4500 (47070) HOWELL M	401
4711-01-400-027	7588 PRICE DR	07/05/22	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$258,229	\$66,000	1.10	4502	4502 (47060) HARTLAND P	401
4711-01-200-033	332 S HACKER RD	05/26/22	\$326,000	\$48,900	\$65,200	\$81,500	\$97,800	\$285,292	\$66,600	1.16	4502	4502 (47060) HARTLAND P	401
4711-07-200-013	1450 CHILSON RD	07/01/22	\$369,000	\$55,350	\$73,800	\$92,250	\$110,700	\$321,459	\$66,800	1.18	4500	4500 (47070) HOWELL M	401
4711-05-100-021	VACANT	03/14/23	\$70,000	\$10,500	\$14,000	\$17,500	\$21,000	\$67,000	\$67,000	1.20	4500	4500 (47070) HOWELL M	402
4711-33-100-005	4140 BRIGHTON RD	04/14/22	\$222,000	\$33,300	\$44,400	\$55,500	\$66,600	\$256,482	\$67,340	1.23	4501	4501 (47010) BRIGHTON M	401
4711-12-400-020	1452 S HACKER RD	12/21/23	\$549,000	\$82,350	\$109,800	\$137,250	\$164,700	\$452,687	\$67,960	1.30	4500	4500 (47070) HOWELL M	401
4711-03-100-038	249 S HUGHES RD	02/15/24	\$44,250	\$6,638	\$8,850	\$11,063	\$13,275	\$88,500	\$289,026	1.31	4500	4500 (47070) HOWELL M	401
4711-07-300-013	2349 FISK RD	02/02/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$303,829	\$68,800	1.38	4500	4500 (47070) HOWELL M	401
4711-26-200-019	6616 CHALLIS RD	10/14/22	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$208,154	\$69,200	1.42	4501	4501 (47010) BRIGHTON M	401
Totals:				\$47,074	\$60,820	\$74,567	\$88,314				65,000	1 Acre	
4711-03-100-009	5444 GOLF CLUB RD	06/20/23	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$230,868	\$70,000	1.50	4500	4500 (47070) HOWELL M	401
4711-26-400-012	4580 BAUER RD	06/28/22	\$585,000	\$87,750	\$117,000	\$146,250	\$175,500	\$559,932	\$71,100	1.61	4501	4501 (47010) BRIGHTON M	401
4711-13-300-054	VACANT	07/20/22	\$62,000	\$9,300	\$12,400	\$15,500	\$19,000	\$71,500	\$71,500	1.65	4501	4501 (47010) BRIGHTON M	402
4711-01-200-003	274 S HACKER RD	10/26/23	\$291,400	\$43,710	\$58,280	\$72,850	\$87,420	\$325,407	\$72,300	1.73	4502	4502 (47060) HARTLAND P	401
4711-01-400-006	780 S HACKER RD	05/10/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$424,789	\$74,000	1.90	4502	4502 (47060) HARTLAND P	401
4711-19-301-010	2318 PARDEE RD	11/29/23	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$277,254	\$74,100	1.91	4500	4500 (47070) HOWELL M	401
Totals:				\$55,243	\$70,213	\$85,183	\$100,153				70,000	1.5 Acres	
4711-03-200-014	5900 GOLF CLUB RD	12/05/22	\$470,000	\$70,500	\$94,000	\$117,500	\$141,000	\$530,710	\$75,000	2.00	4502	4502 (47060) HARTLAND P	401
4711-03-200-016	5656 GOLF CLUB RD	06/23/23	\$497,000	\$74,550	\$99,400	\$124,250	\$149,100	\$571,528	\$53,850	2.00	4502	4502 (47060) HARTLAND P	401
4711-32-100-027	3444 BRIGHTON RD	10/21/22	\$407,500	\$61,125	\$81,500	\$101,875	\$122,250	\$485,702	\$75,000	2.00	4500	4500 (47070) HOWELL M	401
4711-32-200-035	5153 RICHARDSON F	09/06/23	\$492,000	\$73,800	\$98,400	\$123,000	\$147,600	\$393,733	\$75,000	2.00	4500	4500 (47070) HOWELL M	401
4711-16-400-045	CROOKED LAKE RD	06/07/23	\$50,000	\$7,500	\$10,000	\$12,500	\$15,000	\$75,100	\$75,100	2.01	4500	4500 (47070) HOWELL M	402
4711-32-100-014	5400 RICHARDSON F	05/25/22	\$426,000	\$63,900	\$85,200	\$106,500	\$127,800	\$473,673	\$75,600	2.06	4500	4500 (47070) HOWELL M	401
4711-03-200-012	5912 GOLF CLUB RD	01/25/23	\$234,900	\$35,235	\$46,980	\$58,725	\$70,470	\$192,467	\$76,600	2.16	4502	4502 (47060) HARTLAND P	401
4711-19-300-007	3856 BEATTIE RD	07/08/22	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$369,429	\$76,700	2.17	4500	4500 (47070) HOWELL M	401
4711-14-300-012	2511 LITTLE SUNSET	02/26/24	\$317,000	\$47,550	\$63,400	\$79,250	\$95,100	\$325,244	\$76,800	2.18	4501	4501 (47010) BRIGHTON M	401
4711-29-200-031	3837 E COON LAKE F	04/04/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$375,938	\$77,100	2.21	4500	4500 (47070) HOWELL M	401
4711-33-200-016	5202 CHILSON RD	08/22/22	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$355,996	\$59,150	2.32	4501	4501 (47010) BRIGHTON M	401
Totals:				\$57,855	\$75,625	\$93,395	\$111,165				75,000	2 Acres	
4711-24-200-045	2447 SPRING GROVE	10/06/23	\$545,000	\$81,750	\$109,000	\$136,250	\$163,500	\$550,232	\$79,600	2.46	4501	4501 (47010) BRIGHTON M	401
4711-29-400-010	3533 BRIGHTON RD	12/27/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$311,162	\$80,000	2.50	4500	4500 (47070) HOWELL M	401
4711-29-400-021	3835 BRIGHTON RD	05/13/22	\$270,000	\$40,500	\$54,000	\$67,500	\$81,000	\$287,049	\$80,000	2.50	4500	4500 (47070) HOWELL M	401
4711-08-300-043	WESTGATE DR	10/05/22	\$80,000	\$12,000	\$16,000	\$20,000	\$24,000	\$80,380	\$80,380	2.52	4500	4500 (47070) HOWELL M	402
4711-01-400-038	730 DEADWOOD LN	07/21/23	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$481,128	\$67,219	2.66	4502	4502 (47060) HARTLAND P	401
4711-18-400-008	2777 ACORN LANE	06/09/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$367,761	\$85,400	2.77	4500	4500 (47070) HOWELL M	401
Totals:				\$61,458	\$77,500	\$93,542	\$109,583				80,000	2.5 Acres	
4711-21-200-019	4570 CROOKED LAKE	02/28/23	\$655,000	\$98,250	\$131,000	\$163,750	\$196,500	\$668,830	\$90,000	3.00	4500	4500 (47070) HOWELL M	401
4711-03-100-021	145 S HUGHES RD	06/13/22	\$354,000	\$53,100	\$70,800	\$88,500	\$106,200	\$368,760	\$90,100	3.01	4500	4500 (47070) HOWELL M	401
4711-08-100-014	3055 BECK RD	11/21/22	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$280,950	\$90,320	3.03	4500	4500 (47070) HOWELL M	401
4711-01-200-074	7700 GOLF CLUB RD	10/12/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$315,702	\$91,600	3.16	4502	4502 (47060) HARTLAND P	401
4711-13-300-060	2919 HUBERT RD	05/31/23	\$270,000	\$40,500	\$54,000	\$67,500	\$81,000	\$345,596	\$91,800	3.18	4501	4501 (47010) BRIGHTON M	401
4711-13-300-002	2757 HUBERT RD	10/06/22	\$287,900	\$43,185	\$57,580	\$71,975	\$86,370	\$261,598	\$92,160	3.22	4501	4501 (47010) BRIGHTON M	401
4711-34-200-005	5600 BRIGHTON RD	01/17/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$92,360	\$92,360	3.24	4501	4501 (47010) BRIGHTON M	402
4711-35-300-012	6297 WAGON DR	06/09/23	\$925,000	\$138,750	\$185,000	\$231,250	\$277,500	\$870,085	\$93,300	3.33	4501	4501 (47010) BRIGHTON M	401
4711-32-200-032	3754 BRIGHTON RD	12/13/22	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$435,230	\$95,000	3.50	4500	4500 (47070) HOWELL M	401
4711-16-100-016	4130 SWEET RD	01/09/24	\$413,402	\$62,010	\$82,680	\$103,351	\$124,021	\$352,719	\$97,800	3.78	4500	4500 (47070) HOWELL M	401
Totals:				\$83,505	\$103,006	\$122,508	\$142,009				90,000	3 Acres	

2025 Land Table Extraction
4500, 4501 4502 4503
Howell, Brighton, Hartland Pinckney Metes Bounds

4711-20-200-012	3322 S LATSON RD	12/05/23	\$271,000	\$40,650	\$54,200	\$67,750	\$81,300	\$335,365	\$102,800	4.14	4500	4500 (47070) HOWELL M :	401
4711-16-400-022	2786 FISHBECK RD	11/06/23	\$590,000	\$88,500	\$118,000	\$147,500	\$177,000	\$567,562	\$111,200	4.56	4500	4500 (47070) HOWELL M :	401
4711-36-300-009	5981 BAUER RD	12/07/23	\$950,000	\$142,500	\$190,000	\$237,500	\$285,000	\$966,682	\$114,800	4.74	4501	4501 (47010) BRIGHTON H :	401

Totals:
\$90,550 \$120,733 \$150,917 \$181,100 100,000 4 Acres

4711-16-100-003	4260 SWEET RD	03/07/24	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$348,909	\$120,000	5.00	4500	4500 (47070) HOWELL M :	401
4711-17-400-002	2620 S LATSON RD	05/25/23	\$440,000	\$66,000	\$88,000	\$110,000	\$132,000	\$422,067	\$120,000	5.00	4500	4500 (47070) HOWELL M :	401
4711-17-400-005	2662 S LATSON RD	07/05/22	\$335,500	\$50,250	\$67,000	\$83,750	\$100,500	\$354,508	\$120,000	5.00	4500	4500 (47070) HOWELL M :	401
4711-20-300-005	3707 WESTPHAL RD	11/29/23	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$662,092	\$120,000	5.00	4500	4500 (47070) HOWELL M :	401
4711-23-200-012	3478 BAUER RD	05/18/22	\$555,000	\$83,250	\$111,000	\$138,750	\$166,500	\$581,419	\$120,000	5.00	4501	4501 (47010) BRIGHTON H :	401
4711-29-400-033	3575 BRIGHTON RD	04/27/22	\$590,000	\$88,500	\$118,000	\$147,500	\$177,000	\$593,276	\$120,000	5.00	4500	4500 (47070) HOWELL M :	401
4711-32-400-016	5843 RICHARDSON F	12/20/23	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$435,638	\$120,000	5.00	4503	4503 (47080) PINCKNEY IV :	401
4711-33-300-018	4177 RICHMAN FARI	07/05/23	\$805,000	\$120,750	\$161,000	\$201,250	\$241,500	\$804,777	\$120,000	5.00	4503	4503 (47080) PINCKNEY IV :	401
4711-17-100-033	3155 PINEVIEW TRL	05/20/22	\$515,000	\$77,250	\$103,000	\$128,750	\$154,500	\$416,858	\$120,100	5.01	4500	4500 (47070) HOWELL M :	401
4711-32-300-031	3333 E SCHAFER RD	07/15/22	\$439,000	\$65,850	\$87,800	\$109,750	\$131,700	\$399,675	\$120,100	5.01	4503	4503 (47080) PINCKNEY IV :	401
4711-07-100-003	1731 FISK RD	10/31/22	\$299,900	\$44,985	\$59,980	\$74,975	\$89,970	\$301,150	\$72,031	5.02	4500	4500 (47070) HOWELL M :	401
4711-19-300-013	3838 KIPLING CIR	01/08/24	\$845,000	\$126,750	\$169,000	\$211,250	\$253,500	\$863,759	\$120,200	5.02	4500	4500 (47070) HOWELL M :	401
4711-11-400-025	VACANT	05/24/23	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$128,198	\$120,600	5.06	4500	4500 (47070) HOWELL M :	401
4711-21-100-034	3588 HILLDALE D	07/26/22	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$319,371	\$120,600	5.06	4500	4500 (47070) HOWELL M :	401
4711-11-400-033	1575 S KELLOGG RD	04/15/22	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$588,820	\$120,900	5.09	4500	4500 (47070) HOWELL M :	401
4711-19-400-026	3744 WESTPHAL RD	06/21/22	\$599,900	\$89,985	\$119,980	\$149,975	\$179,970	\$610,148	\$122,300	5.23	4500	4500 (47070) HOWELL M :	401
4711-01-400-062	880 DEADWOOD	12/21/22	\$545,000	\$81,750	\$109,000	\$136,250	\$163,500	\$597,537	\$123,200	5.32	4502	4502 (47060) HARTLAND P :	401
4711-30-200-013	2975 E COON LAKE F	06/13/22	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$461,321	\$124,900	5.49	4500	4500 (47070) HOWELL M :	401
4711-30-200-013	2975 E COON LAKE F	07/27/22	\$459,400	\$68,910	\$91,880	\$114,850	\$137,820	\$461,321	\$124,900	5.49	4500	4500 (47070) HOWELL M :	401
4711-18-100-031	2681 FISK RD	03/24/23	\$127,500	\$127,500	\$127,500	\$127,500	\$127,500	\$127,300	\$127,300	5.73	4500	4500 (47070) HOWELL M :	402

Totals:
\$81,924 \$104,607 \$127,290 \$149,973 120,000 5 Acres

4711-31-200-024	5115 BRADY RD	05/31/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$466,742	\$141,867	7.16	4500	4500 (47070) HOWELL M :	401
4711-07-300-023	2320 BECK RD	09/21/22	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$427,084	\$152,367	8.06	4500	4500 (47070) HOWELL M :	401
4711-28-100-011	VACANT	01/20/23	\$124,000	\$124,000	\$124,000	\$124,000	\$124,000	\$107,150	\$107,150	8.38	4501	4501 (47010) BRIGHTON H :	402
4711-21-100-052	3115 S LATSON RD	07/14/22	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$189,967	\$157,500	8.50	4500	4500 (47070) HOWELL M :	402

Totals:
\$111,813 \$121,250 \$130,688 \$140,125 140,000 5.5 - 9 Acres

4711-31-200-015	5350 NATURA DR	04/06/22	\$519,800	\$77,970	\$103,960	\$129,950	\$155,940	\$662,395	\$175,090	10.01	4500	4500 (47070) HOWELL M :	401
4711-30-300-014	4928 NATURE VIEW	01/27/23	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$567,349	\$175,900	10.10	4500	4500 (47070) HOWELL M :	401
4711-30-400-014	4755 TREASURE LAK	06/02/22	\$1,050,000	\$157,500	\$210,000	\$262,500	\$315,000	\$1,229,868	\$175,900	10.10	4500	4500 (47070) HOWELL M :	401

Totals:
\$103,490 \$137,987 \$172,483 \$206,980 175,000 10 Acres

4711-18-200-019	2969 OAK MEADOW	04/14/22	\$650,000	\$97,500	\$130,000	\$162,500	\$195,000	\$693,149	\$190,840	11.76	4500	4500 (47070) HOWELL M :	401
4711-12-200-029	7950 MC CLEMENTS	03/22/23	\$610,000	\$91,500	\$122,000	\$152,500	\$183,000	\$559,948	\$202,270	13.03	4500	4500 (47070) HOWELL M :	401

Totals:
\$94,500 \$126,000 \$157,500 \$189,000 180,000 11 - 15 Acres

4711-23-200-009	6970 HERBST	11/03/22	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$407,605	\$407,605	37.36	4501	4501 (47010) BRIGHTON H :	401
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Totals:
\$500,000 \$500,000 \$500,000 \$500,000 475,000 30 - 40 Acres

Wetland													5,000 Per Acre	
4711-32-100-003	VACANT	05/27/22	\$199,000	\$199,000	\$199,000	\$199,000	\$199,000	\$232,000	\$232,000	40.00	4500	4500 (47070) HOWELL M :	402	Wetland
4711-11-400-003	1600 S KELLOGG RD	07/12/23	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$465,500	\$465,500	39.00	4500	4500 (47070) HOWELL M :	402	Wetland

Resold													
4711-29-200-021	VACANT	06/02/23	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$44,330	\$44,330	0.68	4500	4500 (47070) HOWELL M :	402
4711-19-200-003	2895 PARDEE RD	06/17/22	\$145,000	\$21,750	\$29,000	\$36,250	\$43,500	\$345,303	\$176,440	10.16	4500	4500 (47070) HOWELL M :	401

2025 Land Table
4500, 4501, 4502, 4503 Metes Bounds
Howell, Brighton, Hartland, Pinckney

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Est. Land Value	Total Acres	ECF Area Land Table	Class
4711-29-200-021	VACANT	06/02/23	\$25,000	\$42,284	\$42,284	0.68	4500 HOWELL N 402	
4711-29-200-021	VACANT	02/14/24	\$35,000	\$42,284	\$42,284	0.68	4500 HOWELL N 402	
Totals:			\$30,000				SQ Footage	
4711-05-100-021	VACANT	03/14/23	\$70,000	\$63,200	\$63,200	1.20	4500 HOWELL N 402	
4711-13-300-054	VACANT	07/20/22	\$62,000	\$68,000	\$68,000	1.65	4501 BRIGHTON 402	
Totals:			\$66,000				1 - 1.5 Acres	
4711-16-400-045	CROOKED LAKE RD	06/07/23	\$50,000	\$75,100	\$75,100	2.01	4500 HOWELL N 402	
4711-08-300-043	WESTGATE DR	10/05/22	\$80,000	\$80,380	\$80,380	2.52	4500 HOWELL N 402	
Totals:			\$65,000				2 - 2.5 Acres	
4711-11-400-025	VACANT	05/24/23	\$150,000	\$113,648	\$106,050	5.06	4500 HOWELL N 402	
4711-18-100-031	2681 FISK RD	03/24/23	\$127,500	\$117,775	\$117,775	5.73	4500 HOWELL N 402	
Totals:			\$138,750				5 Acres	
4711-28-100-011	VACANT	01/20/23	\$124,000	\$107,150	\$107,150	8.38	4501 BRIGHTON 402	
4711-21-100-052	3115 S LATSON RD	07/14/22	\$210,000	\$189,967	\$157,500	8.50	4500 HOWELL N 402	
Totals:			\$167,000				8 Acres	
4711-23-200-009	6970 HERBST	11/03/22	\$500,000	\$407,605	\$407,605	37.36	4501 BRIGHTON 402	
Totals			\$500,000				37 Acres	
4711-17-400-015	CROOKED LAKE RD	12/15/22	\$1,500,000	\$633,297	\$633,297	120.00	4500 HOWELL N 402	
Totals:			\$1,500,000				120 Acres	

ACRES		PPA		2025	ACRES	PPA	PPA	Wetland	PPA
2024	1	\$62,000	\$62,000		1	\$65,000	\$65,000	14000	\$14,000
	1.5	\$65,000	\$43,333		1.5	\$70,000	\$46,667	20000	\$13,333
	2	\$75,000	\$37,500		2	\$75,000	\$37,500	25000	\$12,500
	2.5	\$80,000	\$32,000		2.5	\$80,000	\$32,000	30000	\$12,000
	3	\$90,000	\$30,000		3	\$90,000	\$30,000	35000	\$11,667
	4	\$95,000	\$23,750		4	\$100,000	\$25,000	45000	\$11,250
	5	\$105,000	\$21,000		5	\$120,000	\$24,000	55000	\$11,000
	7	\$140,000	\$20,000		7	\$140,000	\$20,000	76000	\$10,857
	10	\$175,000	\$17,500		10	\$175,000	\$17,500	102000	\$10,200
	15	\$220,000	\$14,667		15	\$220,000	\$14,667	142000	\$9,467
	20	\$275,000	\$13,750		20	\$275,000	\$13,750	172000	\$8,600
	25	\$325,000	\$13,000		25	\$325,000	\$13,000	192000	\$7,680
	30	\$380,000	\$12,667		30	\$380,000	\$12,667	202000	\$6,733
	40	\$475,000	\$11,875		40	\$475,000	\$11,875	232000	\$5,800
	50	\$590,000	\$11,800		50	\$590,000	\$11,800	242000	\$4,840
	100	\$1,125,000	\$11,250		100	\$1,125,000	\$11,250	392000	\$3,920

WETLAND

4711-32-100-003	VACANT	05/27/22	\$199,000	\$232,000	\$232,000	40.00	4500 HOWELL N 402	\$4,975 Per Acre
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OUTLIER

4711-33-200-032	4674 BRIGHTON RD	09/28/23	\$550,000	\$64,160	\$64,160	1.36	4501 BRIGHTON 402	
4711-07-300-024	BECK RD	09/30/22	\$75,000	\$87,400	\$87,400	6.13	4500 HOWELL N 402	
4711-34-200-005	5600 BRIGHTON RD	01/17/24	\$250,000	\$91,180	\$91,180	3.24	4501 BRIGHTON 402	