

Code	Description	Comments
Unit 4711 - GENOA CHARTER TOWNSHIP		
1001	AG	
1002	DNR LAND	
2001	GOLF COURSE	
2002	APARTMENTS/MOBILE HOME	
2003	GRAND RIVER FRONTAGE	
2004	RURAL ACERAGE	
3001	BRIGHTON PINES	
3002	STERLING DR.	
3003	UTILITY LAND	
3004	GRAND RIVER IND	
3005	VICTORY & FENDT	
3006	GRAND OAKS INDUSTRIAL	
3007	PLESS & PARKWAY	
4000	EASTDALE WESTDALE	
4001	CHEMUNG ACRES	
4002	DODGE ESTATES	
4003	COLLINGWOOD, SCOTTSWOOD	
4004	GRAND BEACH	
4005	GENOA ESTATES	
4006	CROOKED LAKE HEIGHTS	
4007	MOUNTAIN VIEW	
4008	MT. BRIGHTON SUB	
4009	HOLLY DILLON MAG	
4010	ROLLING MEADOWS/BRIGHTON ESTATES	
4012	FOREST BEACH	
4013	DEL SHER	
4014	OAK POINTE	
4015	TIMBER GREEN	
4016	WALNUT HILLS	
4017	GLENWAY	
4018	MYSTIC	
4019	FORESTVIEW	
4020	PRARIE VIEW	
4021	TIMBERVIEW FARMS	
4022	PINE CREEK	
4023	OAK POINTE HONORS	
4025	COPPERLEAF	
4026	MYSTIC PINES	
4028	CHILSON HILLS	
4029	BIRKENSTOCK FARMS	
4030	HERITAGE FARMS	
4031	HIDDEN PONDS	
4032	ROLLING RIDGE	
4033	BOULDER CREEK	
4035	CRYSTAL VALLEY	
4036	FOREST PONDS	
4037	WILLOW CREEK	
4038	PEBBLE CREEK	
4039	WOODLAND SPRINGS AT LAKE CHEMUNG	
4040	RAVINES OF ROLLING RIDGE	
4041	SHARP DR	
4042	HIDDEN RIDGE	
4043	PARDEE LK FRT/GALE LAKE/WEBSTER PAR	
4045	LAKESWOOD KNOLL	
4046	NOVEL ESTATES	
4048	MUIRFIELD MANOR	
4050	GRAND RAVINES	
4051	NORTH SHORE VILLAGE	
4052	TIMBERRIDGE	
4053	CHESTNUT SPRINGS	
4054	THE RIDGE SITE CONDOMINIUMS	
4055	MOUNTAIN TOP ESTATES	
4101	VILLAS OF OAK POINTE	
4102	COUNTRY CLUB MANORS	
4103	NORTH SHORE COMMONS	
4104	LAKE VILLAS AT PINE CREEK	
4105	NORTH SHORE HILLS	
4201	LAKE EDGEWOOD	
4202	KINTYRE LANE	
4203	COVINGTON GREENS	
4204	THE KNOLLS	
4206	HAMPTON RIDGE	
4207	SUMMERFIELD POINTE	
4208	GENOA WOODS	
4209	PINE EAGLES & GLEN EAGLES	
4216	FAIRWAYS	
4217	CORTLAND	
4218	LANDINGS AT ROLLING RIDGE	
4300	LAKE CHEMUNG	
4301	WEST LAKE CHEMUNG	
4302	SUNRISE PARK	

Code	Description	Comments
4303	TRI LAKES	
4304	OLD HOMESTEAD	
4306	TRI LAKES LAKE FRONT	
4310	ROUND LAKE	
4400	OAK POINTE MARINAS	
4401	DUPLEXES	
4403	RED OAKS	
4404	SUBURBAN MOBILE HOME ESTATES	
4500	HOWELL M& B	
4501	BRIGHTON M & B	
4502	HARTLAND M & B	
4503	PINCKNEY M & B	
9000	9000 PERSONALS	

Unit -

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Jur. Appraisal	Land Val	Effec. Front	Depth	Net Acre	ECF Area	Land Table	Class
4711-06-101-031	19 /21 MAPLECREST	06/15/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$206,069	\$45,000					4401 DUPLEXES	401
4711-06-201-025	85 MEADOWVIEW DR	01/03/23	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$312,799	\$45,000	104.0	175.0	0.42	4000 EASTDALE WESTDALE	401	
4711-06-201-043	80 EASTDALE	02/11/22	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$222,776	\$45,000	102.0	175.0	0.41	4000 EASTDALE WESTDALE	401	
4711-06-201-053	155 EASTDALE DR	08/30/21	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$242,952	\$45,000	100.0	161.0	0.37	4000 EASTDALE WESTDALE	401	
4711-06-201-055	161 EASTDALE DR	09/21/22	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$235,975	\$45,000	100.0	166.0	0.38	4000 EASTDALE WESTDALE	401	

Totals:

\$43,200 \$57,600 \$72,000 \$86,400 LAND EXTRACTION

4000, 4001, 4401

2023 = 45,000

2024 = 55,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisalst.	Land Val.	Effec. Front	Depth	Net Acre:	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	\$323,280	\$55,000	136.0	160.0	0.50	4013	DEL SHER	401
4711-01-401-036	891 DEL SHER DR	08/31/21	\$292,000	\$43,800	\$58,400	\$73,000	\$87,600	\$280,628	\$55,000	110.0	197.0	0.50	4013	DEL SHER	401
4711-13-401-013	7759 COLLINGWOOD DR	07/07/22	\$456,000	\$68,400	\$91,200	\$114,000	\$136,800	\$329,299	\$55,000	104.0	178.0	0.43	4003	COLLINGWOOD, SCC	401
4711-13-401-014	7737 COLLINGWOOD DR	06/28/21	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$351,670	\$55,000	104.0	178.0	0.43	4003	COLLINGWOOD, SCC	401
4711-13-401-024	2711 SCOTTWOOD PL	05/05/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$350,579	\$55,000	106.0	162.0	0.39	4003	COLLINGWOOD, SCC	401
4711-13-401-031	2770 SCOTTWOOD PL	03/21/22	\$277,000	\$41,550	\$55,400	\$69,250	\$83,100	\$244,858	\$55,000	75.0	199.0	0.34	4003	COLLINGWOOD, SCC	401

Totals:

\$50,850 \$67,800 \$84,750 \$101,700

Land Extractions

2023= \$55,000 Site Value
2024= \$55,000

4711-13-401-044	7854 COLLINGWOOD DR	02/09/23	\$365,000	\$54,750	\$73,000	\$91,250	\$109,500	\$363,863	\$75,000	144.0	129.0	0.43	4003	COLLINGWOOD, SCC	401
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\$54,750 \$73,000 \$91,250 \$109,500

4002, 4003, 4013

2023= \$75,000 Double Site Value
2024= \$75,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Value	Effec. Fron	Depth	Net Acres	ECF Area	Land Table	Class
4711-13-101-007	7057 LINDSEY DR	05/25/21	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$315,776	\$55,000	150.0	271.0	0.93	4004	GRAND BEACH	401
4711-14-202-069	6975 RINK DR	05/14/21	\$235,000	\$35,250	\$47,000	\$58,750	\$70,500	\$224,457	\$55,000	120.0	193.0	0.53	4004	GRAND BEACH	401
4711-14-202-071	6951 RINK DR	11/18/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$253,504	\$55,000	117.0	245.0	0.66	4004	GRAND BEACH	401
4711-14-401-024	2677 CANFIELD TRL	04/26/21	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$275,380	\$55,000	166.0	170.2	0.65	4004	GRAND BEACH	401

Totals: \$1,080,000

\$40,500 \$54,000 \$67,500 \$81,000

4711-14-401-010	2660 CANFIELD TRL	07/12/21	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$286,154	\$107,500	80.0	168.0	0.31	4004	GRAND BEACH	408
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RESALE

4711-14-202-071	6951 RINK DR	07/23/21	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$253,504	\$55,000	117.0	245.0	0.66	4004	GRAND BEACH	401
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4004

Waterfront Average 50 FF

Mean \$975 \$1,300 \$1,625 \$1,950
Median \$975 \$1,300 \$1,625 \$1,950

2023 \$1,700 WF Frontage
\$750 Excess WF
\$55,000 Site Value

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

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Fron	Depth	Net Acre	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	\$232,985	\$50,000	130.0	247.0	0.74	4005	GENOA ESTATES	401
4711-15-401-024	2992 RUSSELL DR	06/25/21	\$279,000	\$41,850	\$55,800	\$69,750	\$83,700	\$240,673	\$50,000	120.0	290.0	0.80	4005	GENOA ESTATES	401
4711-15-401-038	5639 CROOKED LAKE RD	10/06/21	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$305,902	\$50,000	120.0	357.0	0.98	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	\$347,756	\$50,000	115.0	177.0	0.47	4030	HERITAGE FARMS	401
4711-22-203-006	3105 OLD CARRIAGE TRL	08/19/21	\$308,500	\$46,275	\$61,700	\$77,125	\$92,550	\$312,275	\$50,000	139.0	200.0	0.64	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	\$327,815	\$50,000	130.0	180.0	0.54	4030	HERITAGE FARMS	401

Totals:

\$46,188 \$61,583 \$76,979 \$92,375

4005, 4030

2023= \$50,000

2024= \$50,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Valu	Net Acres	ECF Area	Land Table	Class
4711-22-201-038	5801 GRIFFITH DR	11/05/21	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$377,849	\$96,800	0.74	4006	CROOKED LAKE HEIGHTS	401
4711-22-201-022	5655 GRIFFITH DR	07/22/22	\$600,000	\$90,000	\$120,000	\$150,000	\$180,000	\$505,019	\$80,900	1.21	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	1.86	4006	CROOKED LAKE HEIGHTS	401

Totals:

			\$87,500	\$116,667	\$145,833	\$175,000
4006	Average FF	100 FF				
		Mean	\$875	\$1,167	\$1,458	\$1,750
		Median	\$525	\$700	\$875	\$1,050
		2023=	\$440 Non LF			
			\$300 Surplus Non LF			
		2024=	\$525 Non LF			
			\$300 Surplus Non LF			

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-23-301-003	6443 GRAND CIRCLE DR	03/01/22	\$526,000	\$78,900	\$105,200	\$131,500	\$157,800	\$399,687	\$60,000	4007	MOUNTAIN VIEW	401
4711-23-301-024	6480 GRAND CIRCLE DR	12/16/21	\$341,000	\$51,150	\$68,200	\$85,250	\$102,300	\$324,555	\$60,000	4007	MOUNTAIN VIEW	401
4711-23-301-028	6430 GRAND CIRCLE DR	08/09/21	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$402,158	\$60,000	4007	MOUNTAIN VIEW	401
4711-23-301-035	6523 CATALPA DR	10/08/21	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$376,466	\$60,000	4007	MOUNTAIN VIEW	401

Totals: \$1,677,000

\$62,888 \$83,850 \$104,813 \$125,775

4007

2023= \$60,000

2024= \$70,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Fron	ECF Area	Land Table	Class
4711-25-301-019	4668 MOUNT BRIGHTON DR	03/14/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$350,791	\$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	\$359,949	\$60,000	120.0	4008	MT. BRIGHTON SUB	401
4711-25-301-041	7609 BROOKVIEW DR	12/20/21	\$378,000	\$56,700	\$75,600	\$94,500	\$113,400	\$365,623	\$60,000	153.0	4008	MT. BRIGHTON SUB	401
4711-25-301-046	7515 BROOKVIEW DR	09/10/21	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$429,099	\$60,000	120.0	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	\$303,827	\$60,000	126.0	4008	MT. BRIGHTON SUB	401
4711-25-301-073	4542 MOUNT BRIGHTON DR	08/02/21	\$353,713	\$53,057	\$70,743	\$88,428	\$106,114	\$343,934	\$60,000	120.0	4008	MT. BRIGHTON SUB	401
4711-25-301-084	4641 KINGSWOOD	12/15/22	\$372,500	\$55,875	\$74,500	\$93,125	\$111,750	\$311,703	\$60,000	160.0	4008	MT. BRIGHTON SUB	401

Totals:

\$59,405 \$79,206 \$99,008 \$118,809 Site Value

4711-25-301-101	7617 BROOKVIEW DR	02/28/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$333,751	\$100,000	267.0	4008	MT. BRIGHTON SUB	408
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\$54,000 \$72,000 \$90,000 \$108,000 Waterfront Site Value

4008

2023= \$60,000 Site Value
 \$100,000 Waterfront Site Value

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

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Liber/Page	Land Table	Class
4711-26-201-036	6733 WHITE PINES DR	09/10/21	\$525,000	\$78,750	\$105,000	\$131,250	\$157,500	\$460,414	\$90,000	4010	2021R-037691	ROLLING MEADOWS/BRI	401
4711-26-401-013	4651 BROOKWOOD MEAD	10/08/21	\$501,000	\$75,150	\$100,200	\$125,250	\$150,300	\$470,668	\$90,000	4010	2021R-042896	ROLLING MEADOWS/BRI	401
4711-34-104-008	5295 PINWOOD DR	06/11/21	\$704,000	\$105,600	\$140,800	\$176,000	\$211,200	\$669,488	\$90,000	4026	2021R-026231	MYSTIC PINES	401
4711-34-104-012	5429 FIELDSTONE CT	10/14/22	\$695,000	\$104,250	\$139,000	\$173,750	\$208,500	\$502,749	\$90,000	4026	2022R-027663	MYSTIC PINES	401
4711-34-104-016	5490 FIELDSTONE CT	02/03/22	\$970,000	\$145,500	\$194,000	\$242,500	\$291,000	\$826,965	\$90,000	4026	2022R-004926	MYSTIC PINES	401
4711-34-104-023	5264 PINWOOD DR	07/19/22	\$700,000	\$105,000	\$140,000	\$175,000	\$210,000	\$627,357	\$90,000	4026	2022R-023896	MYSTIC PINES	401
4711-35-201-002	5222 WALNUT HILLS DR	08/31/21	\$590,000	\$88,500	\$118,000	\$147,500	\$177,000	\$582,146	\$95,000	4016	2021R-037357	WALNUT HILLS	401
4711-35-201-004	5154 WALNUT HILLS DR	04/23/21	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$474,243	\$95,000	4016	2021R-020719	WALNUT HILLS	401
4711-35-201-008	5058 WALNUT HILLS DR	09/01/22	\$530,000	\$79,500	\$106,000	\$132,500	\$159,000	\$543,254	\$95,000	4016	2022R-025582	WALNUT HILLS	401
4711-35-201-039	5318 URBANA DR	06/10/21	\$525,000	\$78,750	\$105,000	\$131,250	\$157,500	\$491,409	\$95,000	4016	2021R-027204	WALNUT HILLS	401

Totals:

\$93,600 \$124,800 \$156,000 \$187,200

4010, 4016, 4025, 4026

2023 = \$90,000

**2024 = \$95,000
\$120,000 Waterfront Site Value**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Value	Effec. Front	Depth	Net Acre	ECF Area	Land Table	Class
4711-26-301-018	6501 FOREST BEACH DR	05/18/21	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$243,081	\$91,200	57.0	470.0	0.62	4012	FOREST BEACH	408
4711-26-301-020	6511 FOREST BEACH DR	03/14/23	\$496,250	\$74,438	\$99,250	\$124,063	\$148,875	\$441,740	\$96,000	60.0	421.0	0.58	4012	FOREST BEACH	408
4711-26-301-013	6471 FOREST BEACH DR	05/20/22	\$685,000	\$102,750	\$137,000	\$171,250	\$205,500	\$635,340	\$131,750	115.0	399.0	1.05	4012	FOREST BEACH	408
Totals:				\$69,813	\$93,083	\$116,354	\$139,625	\$684,821	\$187,200	117.0		1.20			

Waterfront

Average FF

60 FF

Waterfront

Mean \$1,164 \$1,551 \$1,939 \$2,327

Median \$1,241 \$1,654 \$2,068 \$2,481

2023 = \$1,600 Waterfront first 60'
\$650 Excess FF
Standard Acreage Metes & Bounds
Wetland Acreage Metes & Bounds

2024 = \$2,000 Waterfront first 60'
\$650 Excess FF
Standard Acreage Metes & Bounds
Wetland Acreage Metes & Bounds

4711-26-301-049	6442 FOREST BEACH DR	03/16/22	\$680,000	\$102,000	\$136,000	\$170,000	\$204,000	\$661,299	\$69,840	0.0	0.0	3.14	4012	FOREST BEACH	401
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\$102,000 \$136,000 \$170,000 \$204,000

Metes & Bounds

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class	
4711-27-302-006	4891 CROOKED STICK CT	01/17/23	\$593,000	\$88,950	\$118,600	\$148,250	\$177,900	\$556,255	\$85,000	4024	OAK POINTE	401	
4711-27-302-009	4843 CROOKED STICK CT	09/24/21	\$675,000	\$101,250	\$135,000	\$168,750	\$202,500	\$604,102	\$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	\$524,238	\$85,000	4024	OAK POINTE	401	
4711-27-302-039	4688 MCDONALD CT	10/28/21	\$528,000	\$79,200	\$105,600	\$132,000	\$158,400	\$529,034	\$85,000	4024	OAK POINTE	401	
				\$86,738	\$115,650	\$144,563	\$173,475						Road Inflow
4711-28-101-051	4233 AUGUSTA CT	07/19/21	\$589,000	\$88,350	\$117,800	\$147,250	\$176,700	\$601,930	\$95,000	4034	OAK POINTE	401	
4711-28-101-058	4234 SAINT ANDREWS ST	12/10/21	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$500,054	\$95,000	4034	OAK POINTE	401	
4711-28-101-066	4243 COLONIAL CT	06/11/21	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	\$553,805	\$95,000	4034	OAK POINTE	401	
4711-28-101-067	4235 COLONIAL CT	09/23/21	\$835,900	\$125,385	\$167,180	\$208,975	\$250,770	\$898,582	\$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	\$425,871	\$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	\$575,838	\$95,000	4014	OAK POINTE	401	
				\$90,373	\$120,497	\$150,621	\$180,745						Reg Sites
4711-27-302-024	4812 CROOKED STICK CT	07/22/21	\$496,000	\$74,400	\$99,200	\$124,000	\$148,800	\$527,624	\$105,000	4024	OAK POINTE	401	
4711-27-302-025	4796 CROOKED STICK CT	03/31/22	\$682,500	\$102,375	\$136,500	\$170,625	\$204,750	\$559,924	\$105,000	4024	OAK POINTE	401	
4711-27-302-035	4636 CLIFFORD RD	05/02/22	\$685,000	\$102,750	\$137,000	\$171,250	\$205,500	\$613,009	\$105,000	4024	OAK POINTE	401	
4711-28-101-027	4343 SAINT ANDREWS ST	05/06/21	\$735,000	\$110,250	\$147,000	\$183,750	\$220,500	\$660,132	\$105,000	4034	OAK POINTE	401	
4711-28-101-027	4343 SAINT ANDREWS ST	10/26/22	\$820,000	\$123,000	\$164,000	\$205,000	\$246,000	\$660,132	\$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	\$548,138	\$105,000	4034	OAK POINTE	401	
4711-28-101-043	4099 ST ANDREWS	08/10/21	\$785,000	\$117,750	\$157,000	\$196,250	\$235,500	\$773,625	\$105,000	4034	OAK POINTE	401	
4711-28-302-015	4472 OAK POINTE DR	07/13/21	\$740,000	\$111,000	\$148,000	\$185,000	\$222,000	\$688,534	\$105,000	4014	OAK POINTE	401	
4711-28-302-018	4444 OAK POINTE DR	01/12/22	\$646,000	\$96,900	\$129,200	\$161,500	\$193,800	\$712,884	\$105,000	4014	OAK POINTE	401	
4711-28-302-044	4465 OAK POINTE DR	08/19/22	\$655,000	\$98,250	\$131,000	\$163,750	\$196,500	\$574,370	\$105,000	4014	OAK POINTE	401	
4711-28-401-007	4849 OAK TREE CT	09/23/21	\$725,000	\$108,750	\$145,000	\$181,250	\$217,500	\$559,758	\$105,000	4044	OAK POINTE	401	
4711-28-401-020	4615 OAK TREE CT	09/30/21	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$498,982	\$105,000	4044	OAK POINTE	401	
				\$100,181	\$133,575	\$166,969	\$200,363						Golf Course
4711-28-407-002	4605 OAK POINTE DR	10/20/22	\$825,000	\$123,750	\$165,000	\$206,250	\$247,500	\$639,280	\$115,500	4014	OAK POINTE	401	
				\$123,750	\$165,000	\$206,250	\$247,500						Golf Courts
4711-28-100-025	4095 ROSECREEK LANE	09/24/21	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	4014	OAK POINTE	401	
Totals:			\$200,000	\$200,000	\$200,000	\$200,000							Canal/Rose

4014 4023 4024 4034 4044

2023=	\$85,000	Road Influence	2024=	\$85,000	Road Influence
	\$95,000	Reg Sites		\$95,000	Reg Sites
	\$105,000	Golf Course		\$105,000	Golf Course
	\$105,000	w/10% Golf Course w/Lakeview		\$105,000	w/10% Golf Course w/Lakeview
	\$200,000	Canal/Rosecreek		\$200,000	Canal/Rosecreek
	\$4,000	Unbuildable/Underwater		\$4,000	Unbuildable/Underwater
	\$4,300	FF/Tri Lakes Waterfront		\$4,300	FF/Tri Lakes Waterfront
	\$1,800	FF/Tri Lakes Golf Course w/Waterfront view		\$1,800	FF/Tri Lakes Golf Course w/Waterfront view

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Total Acre	ECF Area	Land Table	Class
4711-33-401-019	4751 CHESTNUT SPRINGS	07/07/21	\$152,200	\$152,200	\$152,200	\$152,200	\$152,200	\$160,886	\$160,000	1.01	4053	CHESTNUT SPRINGS	401
4711-33-401-020	4743 CHESTNUT SPRINGS	06/24/22	\$162,200	\$162,200	\$162,200	\$162,200	\$162,200	\$212,742	\$160,000	1.03	4053	CHESTNUT SPRINGS	401
4711-33-401-016	4775 CHESTNUT SPRINGS	10/28/22	\$799,900	\$119,985	\$159,980	\$199,975	\$239,970	\$758,561	\$160,000	1.06	4053	CHESTNUT SPRINGS	401
4711-33-401-017	4767 CHESTNUT SPRINGS	06/30/21	\$166,000	\$166,000	\$166,000	\$166,000	\$166,000	\$160,000	\$160,000	1.11	4053	CHESTNUT SPRINGS	401
4711-33-401-022	4727 CHESTNUT SPRINGS	07/01/21	\$738,500	\$110,775	\$147,700	\$184,625	\$221,550	\$795,179	\$160,000	1.27	4053	CHESTNUT SPRINGS	401
4711-33-401-021	4735 CHESTNUT SPRINGS	08/18/21	\$162,200	\$162,200	\$162,200	\$162,200	\$162,200	\$162,579	\$160,000	1.34	4053	CHESTNUT SPRINGS	401
4711-33-401-023	4719 CHESTNUT SPRINGS	06/22/21	\$152,200	\$152,200	\$152,200	\$152,200	\$152,200	\$163,586	\$160,000	1.37	4053	CHESTNUT SPRINGS	401
4711-33-401-014	4799 CHESTNUT SPRINGS	09/29/21	\$164,200	\$164,200	\$164,200	\$164,200	\$164,200	\$164,864	\$160,000	1.53	4053	CHESTNUT SPRINGS	401
4711-33-401-024	4711 CHESTNUT SPRINGS	07/15/22	\$730,000	\$109,500	\$146,000	\$182,500	\$219,000	\$661,836	\$160,000	1.63	4053	CHESTNUT SPRINGS	401
4711-33-401-007	4760 CHESTNUT SPRINGS	12/29/21	\$649,900	\$97,485	\$129,980	\$162,475	\$194,970	\$588,358	\$145,000	1.90	4053	CHESTNUT SPRINGS	401
4711-33-401-012	4800 CHESTNUT SPRINGS	10/19/21	\$660,900	\$99,135	\$132,180	\$165,225	\$198,270	\$596,190	\$160,000	2.20	4053	CHESTNUT SPRINGS	401

Totals:

\$135,989 \$152,258 \$168,527 \$184,796

4711-33-401-025	CHESTNUT SPRINGS	09/09/22	\$375,000	WD	03-ARM'S LEN	\$375,000	\$150,000	\$320,000	\$320,000	23.53	4053	CHESTNUT SPRINGS	402
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4015, 4053

2023

1 Acre	\$100,000
1.5 Acre	\$130,000
2 Acre	\$135,000
2.5 Acre	\$140,000
3 Acre	\$140,000
4 Acre	\$140,000
5 Acre	\$150,000

2024

Site Value 150,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Value	fec. Fror	Depth	Net Acre	ECF Area	Land Table	Class
4711-34-100-030	5100 MILROY LN	02/28/23	\$556,500	\$83,475	\$111,300	\$139,125	\$166,950	\$555,097	\$75,000	0.0	0.0	1.01	4017	GLENWAY	401
4711-34-102-003	5091 GLENWAY DR	06/23/21	\$487,000	\$73,050	\$97,400	\$121,750	\$146,100	\$436,535	\$75,000	147.0	277.0	0.94	4017	GLENWAY	401
4711-34-102-012	5405 GLENWAY DR	08/01/22	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$524,789	\$75,000	208.0	138.0	0.66	4017	GLENWAY	401
4711-34-102-025	5130 GLENWAY DR	04/09/21	\$430,500	\$64,575	\$86,100	\$107,625	\$129,150	\$478,418	\$75,000	131.0	254.0	0.76	4017	GLENWAY	401
4711-34-102-029	5060 GLENWAY DR	03/10/23	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	\$408,645	\$75,000	190.0	219.0	0.96	4017	GLENWAY	401
4711-34-103-006	5139 MILROY LN	08/05/22	\$524,975	\$78,746	\$104,995	\$131,244	\$157,493	\$497,923	\$75,000	0.0	0.0	0.00	4018	MYSTIC	401
4711-34-200-012	5937 TALL OAK WAY	09/09/22	\$530,000	\$79,500	\$106,000	\$132,500	\$159,000	\$399,471	\$75,000	0.0	0.0	1.57	4019	FORESTVIEW	401
4711-34-401-060	6138 SUNDANCE TRL	09/12/22	\$467,000	\$70,050	\$93,400	\$116,750	\$140,100	\$433,393	\$75,000	149.0	346.0	1.18	4018	MYSTIC	401
4711-34-401-061	6122 SUNDANCE TRL	08/19/21	\$450,500	\$67,575	\$90,100	\$112,625	\$135,150	\$445,479	\$75,000	150.0	380.0	1.31	4018	MYSTIC	401
4711-34-401-065	6050 SUNDANCE TRL	06/22/21	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$469,440	\$75,000	162.0	270.0	1.00	4018	MYSTIC	401
4711-34-401-090	6047 SUNDANCE TRL	11/14/22	\$513,000	\$76,950	\$102,600	\$128,250	\$153,900	\$468,903	\$75,000	160.0	286.0	1.05	4018	MYSTIC	401
4711-34-401-109	5714 EGGERT PL	05/11/21	\$397,000	\$59,550	\$79,400	\$99,250	\$119,100	\$372,014	\$75,000	220.0	440.0	2.22	4018	MYSTIC	401
4711-34-401-110	5700 EGGERT PL	04/19/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$353,962	\$75,000	230.0	412.0	2.18	4018	MYSTIC	401
4711-34-401-113	5550 MOUNTAIN RD	01/07/22	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$429,307	\$75,000	150.0	266.0	0.92	4018	MYSTIC	401
4711-35-101-029	6040 TALL OAK WAY	07/20/22	\$353,500	\$53,025	\$70,700	\$88,375	\$106,050	\$341,074	\$75,000	110.0	190.0	0.48	4019	FORESTVIEW	401
4711-35-102-001	5016 WASHAKIE TRL	11/14/22	\$324,000	\$48,600	\$64,800	\$81,000	\$97,200	\$386,794	\$75,000	136.0	147.0	0.46	4020	PRARIE VIEW	401
4711-35-102-016	6277 SUNDANCE TRL	03/13/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$347,847	\$75,000	144.0	189.0	0.63	4020	PRARIE VIEW	401
4711-35-102-035	5425 WASHAKIE TRL	08/26/21	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$335,897	\$75,000	153.0	333.0	1.17	4020	PRARIE VIEW	401
4711-35-102-042	6412 SUNDANCE TRL	07/27/21	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$436,780	\$75,000	130.0	271.0	0.81	4020	PRARIE VIEW	401
4711-35-102-050	6377 SUNDANCE TRL	06/22/22	\$420,000	\$63,000	\$84,000	\$105,000	\$126,000	\$316,143	\$75,000	120.0	260.0	0.72	4020	PRARIE VIEW	401
4711-35-102-068	5412 PRAIRIE VW	04/14/22	\$395,500	\$59,325	\$79,100	\$98,875	\$118,650	\$357,877	\$75,000	212.0	146.0	0.71	4020	PRARIE VIEW	401
4711-35-102-075	5333 PRAIRIE VW	06/14/22	\$485,000	\$72,750	\$97,000	\$121,250	\$145,500	\$406,495	\$75,000	150.0	224.0	0.77	4020	PRARIE VIEW	401
4711-35-102-078	5261 PRAIRIE VW	04/15/21	\$382,000	\$57,300	\$76,400	\$95,500	\$114,600	\$391,082	\$75,000	150.0	207.0	0.71	4020	PRARIE VIEW	401

Totals:

\$66,857 \$89,143 \$111,429 \$133,715

4017 4018 4019 4020

2023 = \$75,000

2024 = \$75,000



Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Apprais.t.	Land Val:	ffec. Fron	Depth	CF Area	Land Table	Class
4711-33-101-005	5207 KING RD	06/29/22	\$359,900	\$53,985	\$71,980	\$89,975	\$107,970	\$304,485	\$60,000	124.0	260.0	4021	TIMBERVIEW FARMS	401
4711-33-102-021	5201 PINE HILL CIRCLE	07/02/21	\$364,900	\$54,735	\$72,980	\$91,225	\$109,470	\$391,722	\$60,000	0.0	0.0	4021	TIMBERVIEW FARMS	401
4711-33-102-033	4365 TIMBERVIEW DR	04/04/23	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$364,450	\$60,000	172.0	230.0	4021	TIMBERVIEW FARMS	401

Totals:

\$56,740 \$75,653 \$94,567 \$113,480

4021

2023 = \$60,000

2024 = \$65,000

RESOLD

4711-33-101-005	5207 KING RD	12/21/21	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$304,485	\$60,000	124.0	260.0	4021	TIMBERVIEW FARMS	401
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Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-36-101-025	5269 HIDDEN PINES DR	04/26/21	\$680,000	\$102,000	\$136,000	\$170,000	\$204,000	\$773,094	\$130,000	4022	PINE CREEK	401
4711-36-102-093	5523 HIDDEN PINES DR	11/18/22	\$800,000	\$120,000	\$160,000	\$200,000	\$240,000	\$898,307	\$130,000	4022	PINE CREEK	401
4711-36-102-104	5474 HIDDEN PINES DR	09/12/22	\$775,000	\$116,250	\$155,000	\$193,750	\$232,500	\$846,499	\$130,000	4022	PINE CREEK	401
4711-36-203-142	5500 ARBOR BAY CT	10/31/22	\$944,900	\$141,735	\$188,980	\$236,225	\$283,470	\$797,015	\$130,000	4022	PINE CREEK	401
4711-36-301-168	5318 WYNDAM LN	07/08/22	\$775,000	\$116,250	\$155,000	\$193,750	\$232,500	\$843,202	\$130,000	4022	PINE CREEK	401
4711-36-301-182	7033 FOREST WAY	07/23/21	\$755,000	\$113,250	\$151,000	\$188,750	\$226,500	\$833,150	\$130,000	4022	PINE CREEK	401
4711-36-301-186	5361 WYNDAM LN	06/14/21	\$866,000	\$129,900	\$173,200	\$216,500	\$259,800	\$990,665	\$130,000	4022	PINE CREEK	401
4711-36-301-187	5327 WYNDAM LN	05/14/21	\$725,000	\$108,750	\$145,000	\$181,250	\$217,500	\$829,984	\$130,000	4022	PINE CREEK	401
4711-36-301-211	7118 FOREST WAY CT	12/22/21	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$130,000	\$130,000	4022	PINE CREEK	402
4711-36-301-255	5980 HARTFORD WAY	06/30/22	\$950,000	\$142,500	\$190,000	\$237,500	\$285,000	\$912,103	\$130,000	4022	PINE CREEK	401
4711-36-301-257	5975 WYNDAM LN	04/29/21	\$859,000	\$128,850	\$171,800	\$214,750	\$257,700	\$930,198	\$130,000	4022	PINE CREEK	401
4711-36-301-269	5966 HARTFORD WAY	12/07/22	\$970,000	\$145,500	\$194,000	\$242,500	\$291,000	\$880,339	\$130,000	4022	PINE CREEK	401

Totals:

			\$132,082	\$169,998	\$207,915	\$245,831	Regular Sites					
4711-36-102-071	5533 RIVER RIDGE DR	11/08/21	\$890,000	\$133,500	\$178,000	\$222,500	\$267,000	\$1,020,998	\$150,000	4022	PINE CREEK	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	402
4711-36-301-238	5869 HARTFORD WAY	08/03/21	\$805,000	\$120,750	\$161,000	\$201,250	\$241,500	\$868,663	\$150,000	4022	PINE CREEK	401
4711-36-301-276	WYNDAM LN	11/03/21	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$150,000	\$150,000	4022	PINE CREEK	402

Totals:

			\$153,813	\$175,000	\$196,188	\$217,375	Canal Sites					
4711-36-101-028	5293 HIDDEN PINES DR	03/31/22	\$1,300,000	\$195,000	\$260,000	\$325,000	\$390,000	\$1,306,432	\$350,000	4022	PINE CREEK	408
4711-36-101-033	5451 LAKE RIDGE DR	07/09/21	\$1,590,000	\$238,500	\$318,000	\$397,500	\$477,000	\$1,619,988	\$350,000	4022	PINE CREEK	408
4711-36-101-038	5611 LAKE RIDGE DR	09/23/21	\$1,400,000	\$210,000	\$280,000	\$350,000	\$420,000	\$1,182,082	\$350,000	4022	PINE CREEK	408
4711-36-101-039	5643 LAKE RIDGE DR	10/31/22	\$1,425,000	\$213,750	\$285,000	\$356,250	\$427,500	\$1,540,851	\$350,000	4022	PINE CREEK	408
4711-36-301-244	5917 HARTFORD WAY	10/25/21	\$1,299,000	\$194,850	\$259,800	\$324,750	\$389,700	\$1,108,011	\$350,000	4022	PINE CREEK	408

Totals:

			\$210,420	\$280,560	\$350,700	\$420,840	Waterfront Sites					
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4022 4047

	<u>2023</u>		<u>2024</u>
Regular Site	\$130,000	Regular Site	\$130,000
Creek/Canal	\$150,000	Creek/Canal	\$150,000
Lakefront	\$350,000	Lakefront	\$350,000
Aljoann Site	\$125,000	Aljoann Site	\$125,000
Aljonann LF	\$180,000	Aljonann LF	\$180,000
Pennisula	\$600,000	Pennisula	\$600,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Valu	ECF Area	Land Table	Class
4711-06-202-002	414 SPRINGWELL LN	05/27/21	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$228,030	\$50,000	4028	CHILSON HILLS	401
4711-06-202-005	390 SPRINGWELL LN	10/28/21	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$216,597	\$50,000	4028	CHILSON HILLS	401
4711-06-202-012	355 SPRINGWELL LN	04/29/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$211,485	\$50,000	4028	CHILSON HILLS	401
4711-06-202-018	400 CHALMERS LN	09/21/22	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$204,111	\$50,000	4028	CHILSON HILLS	401
4711-06-202-022	368 CHALMERS LANE	07/21/21	\$225,500	\$33,825	\$45,100	\$56,375	\$67,650	\$211,891	\$50,000	4028	CHILSON HILLS	401
4711-06-202-024	369 CHALMERS LN	04/07/22	\$256,000	\$38,400	\$51,200	\$64,000	\$76,800	\$227,842	\$50,000	4028	CHILSON HILLS	401
4711-06-202-030	416 VENTNOR CMNS	11/12/21	\$267,000	\$40,050	\$53,400	\$66,750	\$80,100	\$234,369	\$50,000	4028	CHILSON HILLS	401
4711-06-202-033	392 VENTNOR CMNS	09/09/21	\$226,001	\$33,900	\$45,200	\$56,500	\$67,800	\$234,958	\$50,000	4028	CHILSON HILLS	401
4711-06-202-039	449 WAVERLY CMNS	06/10/22	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$207,452	\$50,000	4028	CHILSON HILLS	401
4711-06-202-041	467 WAVERLY CMNS	11/08/22	\$282,000	\$42,300	\$56,400	\$70,500	\$84,600	\$236,970	\$50,000	4028	CHILSON HILLS	401
4711-06-202-044	497 WAVERLY CMNS	05/12/21	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$251,188	\$50,000	4028	CHILSON HILLS	401
4711-06-202-051	452 WAVERLY CMNS	06/13/22	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$201,614	\$50,000	4028	CHILSON HILLS	401
4711-06-202-058	420 MONTCLAIR LN	10/15/21	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$207,372	\$50,000	4028	CHILSON HILLS	401

Totals:

\$36,421 \$48,562 \$60,702 \$72,842

2023 = \$50,000

2024 = \$55,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Valu	ECF Area	Land Table	Class
4711-12-402-034	7981 WINDHAVEN LN	04/26/21	\$363,000	\$54,450	\$72,600	\$90,750	\$108,900	\$370,486	\$65,000	4029 BIRKENSTOCK FARMS	401	
4711-12-402-044	7890 WINDHAVEN LN	12/15/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$415,217	\$65,000	4029 BIRKENSTOCK FARMS	401	

Totals:

\$57,975 \$77,300 \$96,625 \$115,950

4029

2023 = \$65,000

2024 = \$65,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-12-202-009	7646 E LAKE DR	07/18/22	\$456,000	\$68,400	\$91,200	\$114,000	\$136,800	\$425,406	\$75,000	4031	HIDDEN PONDS	401
4711-13-201-005	2110 CLAIBORNE CT	08/25/21	\$393,500	\$59,025	\$78,700	\$98,375	\$118,050	\$382,354	\$65,000	4038	PEBBLE CREEK	401
4711-13-201-010	7802 CLAIBORNE DR	10/14/22	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$378,612	\$65,000	4038	PEBBLE CREEK	401
4711-13-201-011	7818 CLAIBORNE DR	04/14/23	\$512,500	\$76,875	\$102,500	\$128,125	\$153,750	\$383,796	\$65,000	4038	PEBBLE CREEK	401
4711-13-201-025	2409 ROLLING ROCK DR	04/26/21	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$392,560	\$65,000	4038	PEBBLE CREEK	401
4711-13-201-038	2071 COBBLESTONE LN	11/01/21	\$450,000	\$67,500	\$90,000	\$112,500	\$135,000	\$437,347	\$65,000	4038	PEBBLE CREEK	401
4711-13-201-040	7972 CLAIBORNE DR	09/16/22	\$419,900	\$62,985	\$83,980	\$104,975	\$125,970	\$380,767	\$65,000	4038	PEBBLE CREEK	401

Totals:

\$65,719 \$87,626 \$109,532 \$131,439

4031 4038

**2023= \$65,000
\$80,000**

**2024 = \$75,000
\$85,000 Pond Frontage**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Val	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	\$241,853	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-021	390 NATANNA DR	06/10/21	\$386,000	\$57,900	\$77,200	\$96,500	\$115,800	\$387,085	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-025	3079 STILLRIVER DR	04/09/21	\$365,000	\$54,750	\$73,000	\$91,250	\$109,500	\$366,780	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-026	3061 STILLRIVER DR	11/01/21	\$376,000	\$56,400	\$75,200	\$94,000	\$112,800	\$352,546	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-035	3019 STILLRIVER DR	06/25/21	\$312,500	\$46,875	\$62,500	\$78,125	\$93,750	\$349,041	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-039	3022 STILLRIVER DR	09/24/21	\$361,000	\$54,150	\$72,200	\$90,250	\$108,300	\$340,937	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-040	3028 STILLRIVER DR	04/18/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$329,046	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-042	3040 STILLRIVER DR	09/27/21	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$317,595	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-053	426 NATANNA DR	05/06/22	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$287,399	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-058	456 NATANNA DR	09/02/21	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$315,112	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-074	3130 STILLRIVER DR	06/27/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$267,288	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-085	3157 STILLRIVER DR	08/03/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$266,276	\$55,000	4040	RAVINES OF ROLI	401
4711-05-102-095	375 NATANNA DR	06/28/21	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$254,541	\$55,000	4040	RAVINES OF ROLI	401
4711-05-201-004	3896 SNOWDEN LN	04/28/21	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$315,273	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-014	3776 SNOWDEN LN	03/28/22	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$262,942	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-015	3764 SNOWDEN LN	05/25/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$311,902	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-017	3740 SNOWDEN LN	10/05/21	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$354,588	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-026	3632 SNOWDEN LN	03/10/23	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$252,297	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-039	3735 SNOWDEN LN	09/09/22	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$341,306	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-056	3687 STRATTON LN	06/22/21	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$300,699	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-075	3823 SNOWDEN LN	08/20/21	\$338,000	\$50,700	\$67,600	\$84,500	\$101,400	\$347,747	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-079	3865 SNOWDEN LN	05/18/21	\$264,000	\$39,600	\$52,800	\$66,000	\$79,200	\$320,603	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-081	3885 SNOWDEN LN	04/02/21	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$309,221	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-083	3931 SNOWDEN LN	06/18/21	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$372,882	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-090	3868 SUGARBUSH DR	06/23/21	\$297,000	\$44,550	\$59,400	\$74,250	\$89,100	\$331,864	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-094	3836 SUGARBUSH DR	05/05/21	\$303,000	\$45,450	\$60,600	\$75,750	\$90,900	\$330,992	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-098	3344 SNOWDEN LN	06/09/21	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$286,904	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-099	3350 SNOWDEN LN	07/23/21	\$396,000	\$59,400	\$79,200	\$99,000	\$118,800	\$400,382	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-101	3345 SNOWDEN LN	04/30/21	\$270,000	\$40,500	\$54,000	\$67,500	\$81,000	\$330,187	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-125	3718 SUGARBUSH DR	10/15/21	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$335,182	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-136	3521 SNOWDEN LN	01/18/22	\$338,000	\$50,700	\$67,600	\$84,500	\$101,400	\$333,984	\$55,000	4032	ROLLING RIDGE	401
4711-05-201-158	3837 SUGARBUSH DR	10/21/22	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$366,849	\$55,000	4032	ROLLING RIDGE	401

Totals:

\$50,152 \$66,869 \$83,586 \$100,303

4032 4040

2023 = \$55,000

2024 = \$65,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-34-202-022	5305 OLD HICKORY DR	09/07/21	\$660,000	\$99,000	\$132,000	\$165,000	\$198,000	\$741,450	\$110,000	4033	BOULDER CREEK	401

Totals:

				\$99,000	\$132,000	\$165,000	\$198,000					
4711-34-202-009	5319 TIMBER BEND DR	05/28/21	\$1,260,000	\$189,000	\$252,000	\$315,000	\$378,000	\$1,120,673	\$165,000	4033	BOULDER CREEK	408
4711-34-202-013	5439 TIMBER BEND DR	06/24/21	\$900,000	\$135,000	\$180,000	\$225,000	\$270,000	\$1,052,305	\$165,000	4033	BOULDER CREEK	408

Totals:

				\$162,000	\$216,000	\$270,000	\$324,000					
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4033

2023 = \$110,000
\$165,000
2024 = \$100,000
\$165,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Val	ECF Area	Land Table	Class
4711-02-301-046	5897 SHADOW PINES CT	06/10/22	\$443,000	\$66,450	\$88,600	\$110,750	\$132,900	\$431,964	\$60,000	4039	WOODLAND SPR	401
4711-02-301-048	5861 SHADOW PINES CT	09/02/21	\$415,000	\$62,250	\$83,000	\$103,750	\$124,500	\$456,462	\$60,000	4039	WOODLAND SPR	401
4711-02-301-052	5858 POND HILL CT	04/28/21	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$430,414	\$60,000	4039	WOODLAND SPR	401
4711-02-301-062	745 CHEMUNG FOREST DR	08/29/22	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$502,392	\$60,000	4039	WOODLAND SPR	401
4711-02-301-066	673 CHEMUNG FOREST DR	10/29/21	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$390,412	\$60,000	4039	WOODLAND SPR	401
4711-02-301-067	804 CHEMUNG FOREST DR	07/15/22	\$505,000	\$75,750	\$101,000	\$126,250	\$151,500	\$434,331	\$60,000	4039	WOODLAND SPR	401
4711-02-301-082	5781 PINE TRACE CT	07/06/22	\$501,000	\$75,150	\$100,200	\$125,250	\$150,300	\$417,882	\$60,000	4039	WOODLAND SPR	401
4711-10-204-087	1088 CHEMUNG FOREST DR	10/21/22	\$505,000	\$75,750	\$101,000	\$126,250	\$151,500	\$456,544	\$60,000	4039	WOODLAND SPR	401
4711-10-204-094	1214 CHEMUNG FOREST DR	04/12/21	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$384,826	\$60,000	4039	WOODLAND SPR	401
4711-10-204-100	1322 WOODLAND SPRINGS DR	06/09/22	\$411,600	\$61,740	\$82,320	\$102,900	\$123,480	\$365,274	\$60,000	4039	WOODLAND SPR	401
4711-10-204-105	1285 CHEMUNG FOREST DR	08/06/21	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$410,890	\$60,000	4039	WOODLAND SPR	401
4711-10-204-111	1127 CHEMUNG FOREST DR	10/20/22	\$352,500	\$52,875	\$70,500	\$88,125	\$105,750	\$355,583	\$60,000	4039	WOODLAND SPR	401
4711-10-204-115	5914 PINE TRACE CT	05/26/22	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$423,420	\$60,000	4039	WOODLAND SPR	401
4711-10-204-117	1174 CATHERINES WAY	06/09/22	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$398,880	\$60,000	4039	WOODLAND SPR	401
4711-10-302-035	5564 WATER WILLOW DR.	08/19/22	\$263,500	\$39,525	\$52,700	\$65,875	\$79,050	\$265,339	\$60,000	4037	WILLOW CREEK	401
4711-11-101-004	6136 SHADETREE CT	06/16/21	\$366,000	\$54,900	\$73,200	\$91,500	\$109,800	\$339,838	\$60,000	4036	FOREST PONDS	401
4711-11-101-020	6203 BLUE HERON DR	09/16/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$329,907	\$60,000	4036	FOREST PONDS	401
4711-11-101-031	6068 BLUE HERON DR	11/12/21	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$330,174	\$60,000	4036	FOREST PONDS	401
4711-11-101-034	1414 FOREST PONDS DR	10/21/21	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$318,261	\$60,000	4036	FOREST PONDS	401
4711-11-101-037	6073 SHADETREE CT	10/26/21	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$326,032	\$60,000	4036	FOREST PONDS	401

Totals:

\$61,370 \$81,826 \$102,283 \$122,739

4036 4037 4039

2023 = \$60,000

2024 = \$65,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Apprais	st. Land Valu	ECF Area	Land Table	Class
4711-06-200-097	2938 CHARANN DR	12/21/21	\$890,000	\$133,500	\$178,000	\$222,500	\$267,000	\$705,955	\$80,000	4042	HIDDEN RIDGE	401
4711-06-203-007	2785 TURNING LEAF DR	07/06/21	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$80,000	\$80,000	4042	HIDDEN RIDGE	401
4711-06-203-010	2730 TURNING LEAF DR	06/24/21	\$689,900	\$103,485	\$137,980	\$172,475	\$206,970	\$718,268	\$80,000	4042	HIDDEN RIDGE	401
4711-06-203-011	2756 TURNING LEAF DR	05/12/21	\$77,000	\$77,000	\$77,000	\$77,000	\$77,000	\$80,000	\$80,000	4042	HIDDEN RIDGE	401
4711-06-203-012	2784 TURNING LEAF DR	05/12/21	\$77,000	\$77,000	\$77,000	\$77,000	\$77,000	\$80,000	\$80,000	4042	HIDDEN RIDGE	401

Totals:

\$100,197 \$115,996 \$131,795 \$147,594

Regular Site

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Apprais	st. Land Valu	ECF Area	Land Table	Class
4711-06-200-049	3033 CHARANN DR	08/11/22	\$580,000	\$87,000	\$116,000	\$145,000	\$174,000	\$498,595	\$150,000	4042	HIDDEN RIDGE	408

Totals:

\$87,000 \$116,000 \$145,000 \$174,000

Waterfront Site

4042

2023 = \$80,000 Standard Site
 \$150,000 Waterfront Site

2024 = \$80,000 Standard Site
 \$150,000 Waterfront Site

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effective Front Depth	ECF Area	Land Table
4711-30-100-044	2150 E COON LAKE	07/08/22	\$329,000	\$49,350	\$65,800	\$82,250	\$98,700	\$400,980	\$189,990	120.0	210.0	4043 PARDEE LK FRT/
4711-30-100-006	4100 PARDEE LAKE	07/22/21	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$393,283	\$124,800	160.0	175.0	4043 PARDEE LK FRT/

GALE LAKE/WEBSTER P.
GALE LAKE/WEBSTER P.

Totals:

				\$55,425	\$73,900	\$92,375	\$110,850						Waterfront Sites
4711-30-101-079	4310 N GALE DR	09/27/22	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$200,494	\$40,000	0.0	0.0	4043 PARDEE LK FRT/	

GALE LAKE/WEBSTER P.

Totals:

				\$41,250	\$55,000	\$68,750	\$82,500						Regular Sites
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4043

Average FF 50

Mean FF \$2,217 \$2,956 \$3,695 \$4,434

Median FF \$987 \$1,316 \$1,645 \$1,974

Average Sale Price \$338,000

2023 = \$960 Waterfront
\$40,000 Regular Site

2024 = \$980 Waterfront
\$40,000 Regular Site



Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisast.	Land Valu	ECF Area	Land Table	Class
4711-04-302-049	349 CLOVERVIEW LN	12/03/21	\$365,000	\$54,750	\$73,000	\$91,250	\$109,500	\$364,511	\$50,000	4045 LAKEWOOD KNOLL	401	

Totals:

				\$54,750	\$73,000	\$91,250	\$109,500				Regular Sites	
4711-04-302-056	436 CLOVERVIEW LN	06/04/21	\$435,500	\$65,325	\$87,100	\$108,875	\$130,650	\$438,344	\$60,000	4045 LAKEWOOD KNOLL	401	

Totals:

				\$65,325	\$87,100	\$108,875	\$130,650				Pond Sites	
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4045

2023 = \$50,000 Regular Site
\$60,000 Pond Sites

2023 = \$50,000 Regular Site
\$60,000 Pond Sites

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisast.	Land Valu	CF Area	Land Table	Class
4711-19-302-013	3657 KIPLING CIR	05/03/21	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$424,254	\$70,000	4046	NOVEL ESTATES	401
4711-19-302-025	3810 KIPLING CIR	08/22/22	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$497,675	\$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	\$475,768	\$70,000	4046	NOVEL ESTATES	401

Totals:

\$76,325 \$101,767 \$127,208 \$152,650

4046

2023 = \$70,000

2024 = \$70,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Land Table	Class
4711-04-201-008	4750 EDINBURGH DR	07/23/21	\$640,000	WD	03-ARM'S LENG	\$640,000	\$232,100	36.27	\$577,085	\$128,315	\$65,400	4048	MUIRFIELD MANOR	401

Totals:

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-04-201-008	4750 EDINBURGH DR	07/23/21	\$640,000	\$96,000	\$128,000	\$160,000	\$192,000	\$577,085	\$65,400	4048	MUIRFIELD MANOR	401

Totals:

2023 = Using Metes & Bounds Values See 4500

2024 = Using Metes & Bounds Values See 4500

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Val	CF Area	Land Table	Class
4711-24-201-006	7911 DEBORA DR	08/31/22	\$532,200	\$79,830	\$106,440	\$133,050	\$159,660	\$423,543	\$70,000	4050	GRAND RAVINES	401
4711-24-201-016	7751 DEBORA DR	09/02/21	\$407,500	\$61,125	\$81,500	\$101,875	\$122,250	\$413,942	\$70,000	4050	GRAND RAVINES	401

Totals:

\$70,478 \$93,970 \$117,463 \$140,955

4050

2023 = \$70,000

2024 = \$70,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Valu	ECF Area	Land Table	Class
4711-21-201-026	5043 OAK BLUFF CT	07/30/21	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$381,763	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-028	3210 LAKEWOOD SHORES DR	03/03/22	\$480,001	\$72,000	\$96,000	\$120,000	\$144,000	\$395,438	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-031	3180 LAKEWOOD SHORES DR	06/01/22	\$415,000	\$62,250	\$83,000	\$103,750	\$124,500	\$343,314	\$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	\$432,366	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-039	4894 STILLMEADOW DR	05/27/21	\$422,400	\$63,360	\$84,480	\$105,600	\$126,720	\$459,857	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-095	3250 NICOLETTE DR	04/07/21	\$376,100	\$56,415	\$75,220	\$94,025	\$112,830	\$368,190	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-106	3474 LAKEWOOD SHORES DR	08/17/21	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$416,501	\$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	\$492,120	\$85,000	4051	NORTH SHORE VILLAGE	401
4711-21-201-126	4826 STILLMEADOW DR	10/01/21	\$441,000	\$66,150	\$88,200	\$110,250	\$132,300	\$429,994	\$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
4711-22-102-141	3174 ASPEN RIDGE CT	10/08/21	\$501,000	\$75,150	\$100,200	\$125,250	\$150,300	\$516,406	\$85,000	4051	NORTH SHORE VILLAGE	401

Totals:

				\$66,530	\$86,736	\$106,943	\$127,150				Regular Site	
4711-22-102-135	5276 EDGEWOOD SHORES DR	04/29/21	\$780,000	\$117,000	\$156,000	\$195,000	\$234,000	\$783,650	\$155,000	4051	NORTH SHORE VILLAGE	401

Totals:

				\$117,000	\$156,000	\$195,000	\$234,000				Raparian Lake	
4711-21-201-007	3243 LAKEWOOD SHORES DR	09/01/21	\$690,000	\$103,500	\$138,000	\$172,500	\$207,000	\$661,659	\$295,000	4051	NORTH SHORE VILLAGE	408
4711-21-201-058	3381 LAKEWOOD SHORES DR	01/28/22	\$1,350,000	\$202,500	\$270,000	\$337,500	\$405,000	\$1,159,535	\$295,000	4051	NORTH SHORE VILLAGE	408

Totals:

				\$153,000	\$204,000	\$255,000	\$306,000				Direct LF	
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2023 =
\$85,000 Standard Site
\$155,000 Raparian Lake
\$295,000 Direct Lakefront

2024 =
\$85,000 Standard Site
\$155,000 Raparian Lake
\$300,000 Direct Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Apprais	Est. Land Value	ECF Area	Land Table	Class
4711-27-400-015	4532 TIMBERIDGE CT	07/06/21	\$605,000	\$90,750	\$121,000	\$151,250	\$181,500	\$627,413	\$90,000	4052	TIMBERRIDGE	401
4711-27-400-017	4566 TIMBERIDGE CT	03/16/23	\$720,000	\$108,000	\$144,000	\$180,000	\$216,000	\$546,523	\$90,000	4052	TIMBERRIDGE	401
4711-27-401-002	4567 TIMBERIDGE CT	06/23/22	\$920,000	\$138,000	\$184,000	\$230,000	\$276,000	\$786,837	\$90,000	4052	TIMBERRIDGE	401
4711-27-401-003	4555 TIMBERIDGE CT	08/11/21	\$620,000	\$93,000	\$124,000	\$155,000	\$186,000	\$657,148	\$90,000	4052	TIMBERRIDGE	401

Totals:

\$107,438 \$143,250 \$179,063 \$214,875

Vacant Sale

4711-27-401-001	TIMBERIDGE CT	02/24/23	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$90,000	\$90,000	4052	TIMBERRIDGE	402
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2023 = \$90,000

2024 = \$110,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Value	CF Area	Land Table	Rate Group
4711-26-200-040	6977 MOUNTAIN RIDGE	12/18/20	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$160,000	\$160,000	4054	THE RIDGE SITE CONDOMII WALKOUT S	
4711-26-202-007	6940 MOUNTAIN RIDGE	06/01/22	\$187,500	\$187,500	\$187,500	\$187,500	\$187,500	\$160,000	\$160,000	4054	THE RIDGE SITE CONDOMII WALKOUT S	
4711-26-202-011	4330 RIDGE LAKE	02/13/23	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$160,000	\$160,000	4054	THE RIDGE SITE CONDOMII WALKOUT S	
4711-26-202-012	4320 RIDGE LAKE	07/15/20	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	4054	THE RIDGE SITE CONDOMII WALKOUT S	

Totals:

\$178,125 \$178,125 \$178,125 \$178,125

4711-26-202-013	4320 RIDGE LAKE	07/15/20	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	4054	THE RIDGE SITE CONDOMII WATERFRONT	
4711-26-202-015	4313 RIDGE LAKE	11/17/20	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$230,000	\$230,000	4054	THE RIDGE SITE CONDOMII WATERFRONT	

Totals:

\$240,000 \$240,000 \$240,000 \$240,000

2023 =
\$130,000 Standard Site
\$160,000 Walkout Site
\$230,000 Waterfront Site

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

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-34-403-001	5950 MOUNTAIN TOP	11/14/22	\$747,989	\$112,198	\$149,598	\$186,997	\$224,397	\$683,390	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-003	5900 MOUNTAIN TOP	06/27/22	\$675,000	\$101,250	\$135,000	\$168,750	\$202,500	\$716,266	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-004	5878 MOUNTAIN TOP	12/10/21	\$734,195	\$110,129	\$146,839	\$183,549	\$220,259	\$793,412	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-005	5854 MOUNTAIN TOP	07/22/22	\$732,951	\$109,943	\$146,590	\$183,238	\$219,885	\$633,239	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-006	5830 MOUNTAIN TOP	10/03/22	\$736,837	\$110,526	\$147,367	\$184,209	\$221,051	\$685,988	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-007	5810 MOUNTAIN TOP	10/31/22	\$618,903	\$92,835	\$123,781	\$154,726	\$185,671	\$636,000	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-008	5790 MOUNTAIN TOP	01/20/23	\$836,124	\$125,419	\$167,225	\$209,031	\$250,837	\$742,369	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-009	5762 MOUNTAIN TOP	02/13/23	\$797,621	\$119,643	\$159,524	\$199,405	\$239,286	\$332,839	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-010	5757 MOUNTAIN TOP	10/06/21	\$607,976	\$91,196	\$121,595	\$151,994	\$182,393	\$793,712	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-011	5789 MOUNTAIN TOP	02/15/22	\$675,000	\$101,250	\$135,000	\$168,750	\$202,500	\$644,419	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-012	5841 MOUNTAIN TOP	11/29/21	\$716,644	\$107,497	\$143,329	\$179,161	\$214,993	\$652,191	\$120,000	4055	MOUNTAIN TOP ESTATES
4711-34-403-013	5895 MOUNTAIN TOP	03/21/22	\$650,000	\$97,500	\$130,000	\$162,500	\$195,000	\$726,461	\$120,000	4055	MOUNTAIN TOP ESTATES

Totals:

\$106,616 \$142,154 \$177,693 \$213,231

2023 = \$120,000

2024 = \$120,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisast.	Land Valu	CF Area	Land Table
4711-36-103-075	7644 BROOKDALE CT	06/24/22	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$400,425	\$75,000	4104	LAKE VILLAS AT PINE CREEK
4711-36-103-080	7616 BROOKDALE CT	08/17/22	\$472,000	\$70,800	\$94,400	\$118,000	\$141,600	\$459,590	\$75,000	4104	LAKE VILLAS AT PINE CREEK
4711-36-103-086	7580 BROOKDALE CT	07/08/22	\$560,000	\$84,000	\$112,000	\$140,000	\$168,000	\$455,840	\$75,000	4104	LAKE VILLAS AT PINE CREEK

Totals:

											\$74,350	\$99,133	\$123,917	\$148,700	Bookdale/Woodwind
4711-27-301-002	5065 MORET CT	05/21/21	\$438,000	\$65,700	\$87,600	\$109,500	\$131,400	\$460,381	\$80,000	4101	VILLAS OF OAK POINTE				
4711-27-301-010	4572 VILLA FRANCE DR	09/26/22	\$514,000	\$77,100	\$102,800	\$128,500	\$154,200	\$456,641	\$80,000	4101	VILLAS OF OAK POINTE				
4711-27-301-017	4593 VILLA FRANCE DR	06/15/21	\$545,000	\$81,750	\$109,000	\$136,250	\$163,500	\$506,949	\$80,000	4101	VILLAS OF OAK POINTE				
4711-27-301-018	4605 VILLA FRANCE DR	08/22/22	\$560,000	\$84,000	\$112,000	\$140,000	\$168,000	\$431,209	\$80,000	4101	VILLAS OF OAK POINTE				
4711-27-301-027	4577 LEBLANC CT	04/22/22	\$525,000	\$78,750	\$105,000	\$131,250	\$157,500	\$422,281	\$80,000	4101	VILLAS OF OAK POINTE				
4711-27-301-053	4536 VILLA FRANCE DR	07/11/22	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$438,365	\$80,000	4101	VILLAS OF OAK POINTE				
4711-27-301-097	5381 VERSAILLES AVE	10/04/21	\$495,000	\$74,250	\$99,000	\$123,750	\$148,500	\$483,458	\$80,000	4101	VILLAS OF OAK POINTE				
4711-28-408-026	4683 ROUNDTREE DR	05/26/21	\$515,000	\$77,250	\$103,000	\$128,750	\$154,500	\$537,963	\$80,000	4102	COUNTRY CLUB MANORS				
4711-28-408-042	4742 HUNTINGTON DR	03/28/23	\$567,011	\$85,052	\$113,402	\$141,753	\$170,103	\$514,499	\$80,000	4102	COUNTRY CLUB MANORS				
4711-28-408-054	4575 ROUNDTREE DR	06/18/21	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$404,931	\$80,000	4102	COUNTRY CLUB MANORS				
4711-28-408-062	4576 ROUNDTREE DR	08/27/21	\$429,000	\$64,350	\$85,800	\$107,250	\$128,700	\$430,118	\$80,000	4102	COUNTRY CLUB MANORS				
4711-36-103-040	7224 PINE VISTA DR	09/24/21	\$545,900	\$81,885	\$109,180	\$136,475	\$163,770	\$558,449	\$80,000	4104	LAKE VILLAS AT PINE CREEK				

Totals:

											\$75,424	\$100,565	\$125,706	\$150,848	Standard Sites
4711-28-408-004	4763 ROUNDTREE DR	04/22/21	\$470,000	\$70,500	\$94,000	\$117,500	\$141,000	\$565,110	\$105,000	4102	COUNTRY CLUB MANORS				

Totals:

											\$70,500	\$94,000	\$117,500	\$141,000	Golf Course
4101	4102	4104													

2023 =
 \$75,000 Brookdale/Woodwind
 \$80,000 Standard Site
 \$105,000 Golf Course

2024 =
 \$75,000 Brookdale/Woodwind
 \$80,000 Standard Site
 \$105,000 Golf Course

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisist.	Land Valu	ECF Area	Land Table
4711-21-202-011	3187 MACKENZIE DR	10/05/21	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$300,213	\$65,000	4103	NORTH SHORE COMMONS
4711-21-202-018	4778 NEW HAVEN DR	04/05/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$321,444	\$65,000	4103	NORTH SHORE COMMONS
4711-21-202-039	4917 NEW HAVEN DR	07/20/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$338,339	\$65,000	4103	NORTH SHORE COMMONS
4711-21-202-040	4923 NEW HAVEN DR	06/11/21	\$322,740	\$48,411	\$64,548	\$80,685	\$96,822	\$332,602	\$65,000	4103	NORTH SHORE COMMONS
4711-21-202-043	4941 NEW HAVEN DR	11/19/21	\$285,000	\$42,750	\$57,000	\$71,250	\$85,500	\$281,348	\$65,000	4103	NORTH SHORE COMMONS
4711-22-101-001	5197 NORTHFIELD DR	01/06/23	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$352,988	\$65,000	4105	NORTH SHORE HILLS
4711-22-101-006	5137 NORTHFIELD DR	08/24/21	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$330,187	\$65,000	4105	NORTH SHORE HILLS
4711-22-101-028	5176 NORTHFIELD DR	09/21/22	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$325,112	\$65,000	4105	NORTH SHORE HILLS
4711-22-103-002	5256 PENTWATER DR.	08/15/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$348,626	\$65,000	4103	NORTH SHORE COMMONS
4711-22-103-010	5304 PENTWATER DR	04/15/22	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$392,621	\$65,000	4103	NORTH SHORE COMMONS
4711-22-103-013	5322 PENTWATER DR	04/15/21	\$367,000	\$55,050	\$73,400	\$91,750	\$110,100	\$378,676	\$65,000	4103	NORTH SHORE COMMONS
4711-22-103-016	5325 PENTWATER DR.	08/23/22	\$436,000	\$65,400	\$87,200	\$109,000	\$130,800	\$371,549	\$65,000	4103	NORTH SHORE COMMONS

Totals:

\$52,697 \$70,262 \$87,828 \$105,394

4103 4105

2023 = \$65,000

2024 = \$65,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisest.	Land Valu	ECF Area	Land Table
4711-13-402-002	7860 POWDERHORN CT	05/24/22	\$326,000	\$48,900	\$65,200	\$81,500	\$97,800	\$280,128	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-005	2715 BRECKENRIDGE DR	03/17/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$257,047	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-015	7799 SILVER PLUME	10/29/21	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$277,537	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-025	2818 BRECKENRIDGE DR	11/29/21	\$349,900	\$52,485	\$69,980	\$87,475	\$104,970	\$330,410	\$50,000	4201 LAKE EDGEWOOD	
4711-13-402-031	2819 MONTE VISTA	10/26/22	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$322,345	\$50,000	4201 LAKE EDGEWOOD	
4711-13-402-039	2755 MONTE VISTA	08/26/21	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$332,333	\$50,000	4201 LAKE EDGEWOOD	
4711-13-402-095	2869 BRECKENRIDGE DR	08/05/22	\$305,000	\$45,750	\$61,000	\$76,250	\$91,500	\$286,469	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-100	2868 MONTE VISTA	03/30/23	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$272,879	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-103	7706 GUNNISON CT	02/28/23	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$299,795	\$50,000	4201 LAKE EDGEWOOD	
4711-13-402-106	7729 GUNNISON CT	10/01/21	\$268,000	\$40,200	\$53,600	\$67,000	\$80,400	\$298,361	\$50,000	4201 LAKE EDGEWOOD	
4711-13-402-111	2869 E TELLURIDE	07/08/22	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$302,934	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-127	2950 E TELLURIDE	10/26/22	\$317,000	\$47,550	\$63,400	\$79,250	\$95,100	\$300,141	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-140	3073 E TELLURIDE	02/15/22	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$298,306	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-143	3046 E TELLURIDE	02/01/22	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$291,929	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-149	3125 E TELLURIDE	09/17/21	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$316,364	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-151	3048 W TELLURIDE	06/01/21	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$312,647	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-160	3001 W TELLURIDE	08/11/21	\$318,000	\$47,700	\$63,600	\$79,500	\$95,400	\$315,321	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-168	2956 W TELLURIDE	07/08/22	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$279,528	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-171	2920 W TELLURIDE	01/31/23	\$307,000	\$46,050	\$61,400	\$76,750	\$92,100	\$277,675	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-174	2888 W TELLURIDE	04/12/22	\$294,000	\$44,100	\$58,800	\$73,500	\$88,200	\$277,675	\$50,000	4205 LAKE EDGEWOOD	
4711-13-402-177	2872 W TELLURIDE	07/02/21	\$279,000	\$41,850	\$55,800	\$69,750	\$83,700	\$308,601	\$50,000	4201 LAKE EDGEWOOD	

Totals:

\$47,535 \$63,380 \$79,225 \$95,070

2023 = \$50,000

2024 = \$55,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Valt	ECF Area	Land Table
4711-34-101-011	5114 KINTYRE LN	10/04/21	\$173,000	\$25,950	\$34,600	\$43,250	\$51,900	\$165,847	\$30,000	4202 KINTYRE LANE	

Totals:

4202

2023 = \$30,000

2024 = \$30,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Apprais.	Land Va	ECF Area	Land Table
4711-03-304-037	5379 IVY CT	09/16/22	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$317,585	\$45,000	4203	COVINGTON GREENS
4711-03-304-038	5381 IVY CT	05/04/22	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$296,282	\$45,000	4203	COVINGTON GREENS
4711-03-304-051	5438 IVY CT	04/06/22	\$291,000	\$43,650	\$58,200	\$72,750	\$87,300	\$269,995	\$45,000	4203	COVINGTON GREENS
4711-03-304-057	5412 IVY CT	09/21/21	\$254,900	\$38,235	\$50,980	\$63,725	\$76,470	\$262,505	\$45,000	4203	COVINGTON GREENS
4711-03-304-058	5410 IVY CT	08/18/21	\$262,000	\$39,300	\$52,400	\$65,500	\$78,600	\$252,245	\$45,000	4203	COVINGTON GREENS
4711-03-304-059	5404 IVY CT	06/30/22	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$283,003	\$45,000	4203	COVINGTON GREENS
4711-03-304-064	5386 IVY CT	08/09/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$300,663	\$45,000	4203	COVINGTON GREENS
4711-03-304-011	667 OLDE IVY LN	07/15/22	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$286,672	\$50,000	4203	COVINGTON GREENS
4711-03-304-013	671 OLDE IVY LN	04/29/22	\$261,000	\$39,150	\$52,200	\$65,250	\$78,300	\$272,598	\$50,000	4203	COVINGTON GREENS
4711-03-304-020	636 OLDE IVY LN	06/01/21	\$270,000	\$40,500	\$54,000	\$67,500	\$81,000	\$272,187	\$50,000	4203	COVINGTON GREENS
4711-03-304-027	606 OLDE IVY LN	05/26/22	\$286,000	\$42,900	\$57,200	\$71,500	\$85,800	\$272,598	\$50,000	4203	COVINGTON GREENS
4711-03-304-049	5441 IVY CT	10/19/22	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$303,194	\$50,000	4203	COVINGTON GREENS

Totals:

\$43,999 \$58,665 \$73,331 \$87,998

4203

**2023 = \$45,000 Standard Sites
 \$50,000 Golf Course**

2024 = \$50,000 No Difference in Site prices

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Val	ECF Area	Land Table
4711-04-101-001	4202 ASTER BLVD	07/08/21	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$257,883	\$40,000	4204	THE KNOLLS
4711-04-101-005	4310 ASTER BLVD	08/15/22	\$252,900	\$37,935	\$50,580	\$63,225	\$75,870	\$238,142	\$40,000	4204	THE KNOLLS
4711-04-101-006	4312 ASTER BLVD	10/14/22	\$241,000	\$36,150	\$48,200	\$60,250	\$72,300	\$212,168	\$40,000	4204	THE KNOLLS
4711-04-101-007	4314 ASTER BLVD	01/06/23	\$251,000	\$37,650	\$50,200	\$62,750	\$75,300	\$201,297	\$40,000	4204	THE KNOLLS
4711-04-101-022	4604 WILLOW VIEW CT	09/23/22	\$253,500	\$38,025	\$50,700	\$63,375	\$76,050	\$223,760	\$40,000	4204	THE KNOLLS
4711-04-101-030	4459 WILLOW VIEW CT	01/28/22	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$249,993	\$40,000	4204	THE KNOLLS
4711-04-101-034	4451 WILLOW VIEW CT	07/01/21	\$279,000	\$41,850	\$55,800	\$69,750	\$83,700	\$273,262	\$40,000	4204	THE KNOLLS
4711-04-101-036	4421 WILLOW VIEW CT	04/05/22	\$232,500	\$34,875	\$46,500	\$58,125	\$69,750	\$234,015	\$40,000	4204	THE KNOLLS
4711-04-101-043	4307 WILLOW VIEW CT	07/23/21	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$218,525	\$40,000	4204	THE KNOLLS
4711-04-101-049	495 LILLY VIEW CT	10/14/22	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$212,584	\$40,000	4204	THE KNOLLS
4711-04-101-061	453 LILLY VIEW CT	06/28/21	\$285,000	\$42,750	\$57,000	\$71,250	\$85,500	\$237,886	\$40,000	4204	THE KNOLLS
4711-04-101-072	421 LILLY VIEW CT	08/29/22	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$287,709	\$40,000	4204	THE KNOLLS
4711-04-101-077	420 LILLY VIEW CT	04/06/21	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$218,582	\$40,000	4204	THE KNOLLS
4711-04-101-083	432 LILLY VIEW CT	04/26/21	\$235,000	\$35,250	\$47,000	\$58,750	\$70,500	\$248,128	\$40,000	4204	THE KNOLLS
4711-04-101-098	496 LILLY VIEW CT	06/04/21	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$212,584	\$40,000	4204	THE KNOLLS

Totals:

\$38,099 \$50,799 \$63,498 \$76,198

4204

2023 = \$40,000

2024 = \$45,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Valu	ECF Area	Land Table
4711-04-303-004	4031 HAMPTON RIDGE BLVD	05/28/21	\$190,000	\$28,500	\$38,000	\$47,500	\$57,000	\$193,935	\$40,000	4206	HAMPTON RIDGE
4711-04-303-006	4047 HAMPTON RIDGE BLVD	05/27/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$176,476	\$40,000	4206	HAMPTON RIDGE
4711-04-303-007	4051 HAMPTON RIDGE BLVD	07/18/22	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$176,476	\$40,000	4206	HAMPTON RIDGE
4711-04-303-010	4027 HAMPTON RIDGE BLVD	05/17/22	\$207,000	\$31,050	\$41,400	\$51,750	\$62,100	\$194,453	\$40,000	4206	HAMPTON RIDGE
4711-04-303-023	4069 HAMPTON RIDGE BLVD	07/19/21	\$185,000	\$27,750	\$37,000	\$46,250	\$55,500	\$205,740	\$40,000	4206	HAMPTON RIDGE
4711-04-303-028	4133 HAMPTON RIDGE BLVD	06/08/21	\$175,000	\$26,250	\$35,000	\$43,750	\$52,500	\$193,935	\$40,000	4206	HAMPTON RIDGE
4711-04-303-029	4141 HAMPTON RIDGE BLVD	02/16/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$205,379	\$40,000	4206	HAMPTON RIDGE
4711-04-303-045	4187 HAMPTON RIDGE BLVD	10/24/22	\$224,000	\$33,600	\$44,800	\$56,000	\$67,200	\$195,410	\$40,000	4206	HAMPTON RIDGE
4711-04-303-046	4179 HAMPTON RIDGE BLVD	06/30/21	\$191,000	\$28,650	\$38,200	\$47,750	\$57,300	\$193,935	\$40,000	4206	HAMPTON RIDGE
4711-04-303-052	4086 HAMPTON RIDGE BLVD	05/05/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$191,910	\$40,000	4206	HAMPTON RIDGE
4711-04-303-068	4142 HAMPTON RIDGE BLVD	12/06/22	\$212,500	\$31,875	\$42,500	\$53,125	\$63,750	\$206,577	\$40,000	4206	HAMPTON RIDGE
4711-04-303-070	4126 HAMPTON RIDGE BLVD	04/12/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$191,144	\$40,000	4206	HAMPTON RIDGE
4711-04-303-073	4164 HAMPTON RIDGE BLVD	08/17/22	\$197,250	\$29,588	\$39,450	\$49,313	\$59,175	\$176,476	\$40,000	4206	HAMPTON RIDGE
4711-04-303-076	4188 HAMPTON RIDGE BLVD	09/03/21	\$189,500	\$28,425	\$37,900	\$47,375	\$56,850	\$191,392	\$40,000	4206	HAMPTON RIDGE
4711-04-303-081	4184 HAMPTON RIDGE BLVD	03/15/23	\$235,000	\$35,250	\$47,000	\$58,750	\$70,500	\$193,935	\$40,000	4206	HAMPTON RIDGE
4711-04-303-084	4160 HAMPTON RIDGE BLVD	12/05/22	\$189,500	\$28,425	\$37,900	\$47,375	\$56,850	\$176,476	\$40,000	4206	HAMPTON RIDGE
4711-04-303-094	4181 KIRKWAY CT	01/14/22	\$185,900	\$27,885	\$37,180	\$46,475	\$55,770	\$191,392	\$40,000	4206	HAMPTON RIDGE
4711-04-303-108	4115 KIRKWAY CT	05/19/22	\$190,000	\$28,500	\$38,000	\$47,500	\$57,000	\$176,476	\$40,000	4206	HAMPTON RIDGE
4711-04-303-109	4059 KIRKWAY CT	09/09/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$184,862	\$40,000	4206	HAMPTON RIDGE
4711-04-303-114	4103 KIRKWAY CT	11/30/21	\$187,000	\$28,050	\$37,400	\$46,750	\$56,100	\$184,862	\$40,000	4206	HAMPTON RIDGE
4711-04-303-115	4095 KIRKWAY CT	09/24/21	\$192,000	\$28,800	\$38,400	\$48,000	\$57,600	\$195,831	\$40,000	4206	HAMPTON RIDGE
4711-04-303-121	4042 KIRKWAY CT	08/06/21	\$180,000	\$27,000	\$36,000	\$45,000	\$54,000	\$205,941	\$40,000	4206	HAMPTON RIDGE
4711-04-303-129	4233 HAMPTON RIDGE BLVD	11/17/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$196,538	\$40,000	4206	HAMPTON RIDGE
4711-04-303-131	4249 HAMPTON RIDGE BLVD	04/19/21	\$179,900	\$26,985	\$35,980	\$44,975	\$53,970	\$195,831	\$40,000	4206	HAMPTON RIDGE
4711-04-303-133	4261 HAMPTON RIDGE BLVD	02/07/23	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$184,862	\$40,000	4206	HAMPTON RIDGE
4711-04-303-143	4301 HAMPTON RIDGE BLVD	08/04/22	\$219,900	\$32,985	\$43,980	\$54,975	\$65,970	\$195,831	\$40,000	4206	HAMPTON RIDGE
4711-04-303-144	4309 HAMPTON RIDGE BLVD	09/22/21	\$178,000	\$26,700	\$35,600	\$44,500	\$53,400	\$189,407	\$40,000	4206	HAMPTON RIDGE
4711-04-303-148	4289 HAMPTON RIDGE BLVD	06/21/22	\$150,000	\$22,500	\$30,000	\$37,500	\$45,000	\$196,538	\$40,000	4206	HAMPTON RIDGE
4711-04-303-152	4248 HAMPTON RIDGE BLVD	06/28/21	\$198,500	\$29,775	\$39,700	\$49,625	\$59,550	\$195,831	\$40,000	4206	HAMPTON RIDGE
4711-04-303-162	4260 HAMPTON RIDGE BLVD	03/24/22	\$231,000	\$34,650	\$46,200	\$57,750	\$69,300	\$184,862	\$40,000	4206	HAMPTON RIDGE
4711-04-303-166	4284 HAMPTON RIDGE BLVD	09/23/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$198,335	\$40,000	4206	HAMPTON RIDGE
4711-04-303-168	4268 HAMPTON RIDGE BLVD	06/02/21	\$186,000	\$27,900	\$37,200	\$46,500	\$55,800	\$186,529	\$40,000	4206	HAMPTON RIDGE
4711-04-303-171	4288 HAMPTON RIDGE BLVD	08/19/21	\$192,500	\$28,875	\$38,500	\$48,125	\$57,750	\$198,335	\$40,000	4206	HAMPTON RIDGE
4711-04-303-172	4296 HAMPTON RIDGE BLVD	11/03/21	\$200,777	\$30,117	\$40,155	\$50,194	\$60,233	\$198,335	\$40,000	4206	HAMPTON RIDGE
4711-04-303-178	4336 HAMPTON RIDGE BLVD	09/13/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$198,335	\$40,000	4206	HAMPTON RIDGE
4711-04-303-181	4324 HAMPTON RIDGE BLVD	08/04/22	\$199,200	\$29,880	\$39,840	\$49,800	\$59,760	\$186,529	\$40,000	4206	HAMPTON RIDGE
4711-04-303-184	4404 ASTER BLVD	01/11/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$198,335	\$40,000	4206	HAMPTON RIDGE
4711-04-303-186	4420 ASTER BLVD	01/19/22	\$192,500	\$28,875	\$38,500	\$48,125	\$57,750	\$186,529	\$40,000	4206	HAMPTON RIDGE
4711-04-303-187	4472 ASTER BLVD	08/02/22	\$209,000	\$31,350	\$41,800	\$52,250	\$62,700	\$186,529	\$40,000	4206	HAMPTON RIDGE
4711-04-303-203	765 ABBINGTON CT	09/23/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$197,621	\$40,000	4206	HAMPTON RIDGE
4711-04-303-206	769 ABBINGTON CT	06/17/21	\$188,000	\$28,200	\$37,600	\$47,000	\$56,400	\$197,621	\$40,000	4206	HAMPTON RIDGE
4711-04-303-207	761 ABBINGTON CT	05/26/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$198,335	\$40,000	4206	HAMPTON RIDGE

4711-04-303-208	753 ABBINGTON CT	07/27/21	\$195,100	\$29,265	\$39,020	\$48,775	\$58,530	\$198,335	\$40,000	4206 HAMPTON RIDGE
4711-04-303-212	689 ABBINGTON CT	10/06/21	\$180,750	\$27,113	\$36,150	\$45,188	\$54,225	\$201,206	\$40,000	4206 HAMPTON RIDGE
4711-04-303-213	697 ABBINGTON CT	02/23/22	\$226,000	\$33,900	\$45,200	\$56,500	\$67,800	\$198,335	\$40,000	4206 HAMPTON RIDGE
4711-04-303-217	725 ABBINGTON CT	09/23/22	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$186,070	\$40,000	4206 HAMPTON RIDGE
4711-04-303-218	717 ABBINGTON CT	08/18/22	\$220,500	\$33,075	\$44,100	\$55,125	\$66,150	\$197,621	\$40,000	4206 HAMPTON RIDGE
4711-04-303-221	693 ABBINGTON CT	11/29/21	\$267,000	\$40,050	\$53,400	\$66,750	\$80,100	\$266,592	\$40,000	4206 HAMPTON RIDGE
4711-04-303-229	665 ABBINGTON CT	04/29/21	\$176,000	\$26,400	\$35,200	\$44,000	\$52,800	\$206,578	\$40,000	4206 HAMPTON RIDGE
4711-04-303-233	633 ABBINGTON CT	04/08/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$187,643	\$40,000	4206 HAMPTON RIDGE
4711-04-303-249	4445 ASTER BLVD	11/14/22	\$211,000	\$31,650	\$42,200	\$52,750	\$63,300	\$198,335	\$40,000	4206 HAMPTON RIDGE
4711-04-303-250	4453 ASTER BLVD	07/25/22	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$197,621	\$40,000	4206 HAMPTON RIDGE
4711-04-303-254	4449 ASTER BLVD	06/07/21	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$198,335	\$40,000	4206 HAMPTON RIDGE

Totals:

\$30,572 \$40,763 \$50,954 \$61,145

4206

2023 = \$40,000

2024 = \$45,000

Outlier

4711-04-303-227	669 ABBINGTON CT	11/08/21	\$65,000	\$9,750	\$13,000	\$16,250	\$19,500	\$186,529	\$40,000	4206 HAMPTON RIDGE
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Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Valu	ECF Area	Land Table
4711-04-401-005	973 LAWSON	09/30/22	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$237,129	\$40,000	4207	SUMMERFIELD POINTE
4711-04-401-033	4720 SUMMER RIDGE DR	07/28/22	\$334,900	\$50,235	\$66,980	\$83,725	\$100,470	\$315,631	\$40,000	4207	SUMMERFIELD POINTE
4711-04-401-048	4654 SUMMER RIDGE DR	06/16/21	\$277,500	\$41,625	\$55,500	\$69,375	\$83,250	\$285,534	\$40,000	4207	SUMMERFIELD POINTE

Totals:

\$43,620 \$58,160 \$72,700 \$87,240

4207

2023 = \$40,000

2024 = \$45,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Apprais.st.	Land Valu	ECF Area	Land Table
4711-10-303-005	1978 GENOA CIRCLE	04/23/21	\$334,900	\$50,235	\$66,980	\$83,725	\$100,470	\$334,525	\$50,000	4208	GENOA WOODS
4711-10-303-006	1974 GENOA CIRCLE	05/27/21	\$309,900	\$46,485	\$61,980	\$77,475	\$92,970	\$310,623	\$50,000	4208	GENOA WOODS
4711-10-303-007	1970 GENOA CIRCLE	08/16/21	\$309,000	\$46,350	\$61,800	\$77,250	\$92,700	\$310,623	\$50,000	4208	GENOA WOODS
4711-10-303-008	1966 GENOA CIRCLE	10/15/21	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$334,525	\$50,000	4208	GENOA WOODS
4711-10-303-009	1958 GENOA CIRCLE	02/01/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$331,469	\$50,000	4208	GENOA WOODS
4711-10-303-010	1954 GENOA CIRCLE	04/29/21	\$309,900	\$46,485	\$61,980	\$77,475	\$92,970	\$307,808	\$50,000	4208	GENOA WOODS
4711-10-303-013	1938 GENOA CIRCLE	05/27/21	\$329,900	\$49,485	\$65,980	\$82,475	\$98,970	\$328,720	\$50,000	4208	GENOA WOODS
4711-10-303-015	1930 GENOA CIRCLE	05/06/21	\$304,900	\$45,735	\$60,980	\$76,225	\$91,470	\$315,939	\$50,000	4208	GENOA WOODS
4711-10-303-016	1926 GENOA CIRCLE	06/14/21	\$329,900	\$49,485	\$65,980	\$82,475	\$98,970	\$328,705	\$50,000	4208	GENOA WOODS
4711-10-303-030	1902 EGRET POINTE	04/26/21	\$295,800	\$44,370	\$59,160	\$73,950	\$88,740	\$301,155	\$50,000	4208	GENOA WOODS
4711-10-303-035	1880 GENOA CIRCLE	12/20/22	\$344,000	\$51,600	\$68,800	\$86,000	\$103,200	\$301,774	\$50,000	4208	GENOA WOODS
4711-10-303-067	1757 GENOA CIRCLE	08/27/21	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$337,872	\$50,000	4208	GENOA WOODS
4711-10-303-094	1947 GENOA CIRCLE	05/21/21	\$299,900	\$44,985	\$59,980	\$74,975	\$89,970	\$307,945	\$50,000	4208	GENOA WOODS
4711-10-303-095	1951 GENOA CIRCLE	07/15/21	\$309,900	\$46,485	\$61,980	\$77,475	\$92,970	\$307,945	\$50,000	4208	GENOA WOODS

				\$48,354	\$64,471	\$80,589	\$96,707				
4711-10-303-001	1998 GENOA CIRCLE	09/01/21	\$341,000	\$51,150	\$68,200	\$85,250	\$102,300	\$353,479	\$65,000	4208	GENOA WOODS
4711-10-303-002	1994 GENOA CIRCLE	10/29/21	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$367,380	\$65,000	4208	GENOA WOODS
4711-10-303-003	1990 GENOA CIRCLE	09/24/21	\$369,900	\$55,485	\$73,980	\$92,475	\$110,970	\$367,380	\$65,000	4208	GENOA WOODS
4711-10-303-004	1986 GENOA CIRCLE	09/15/21	\$329,900	\$49,485	\$65,980	\$82,475	\$98,970	\$376,017	\$65,000	4208	GENOA WOODS
4711-10-303-017	1920 GENOA CIRCLE	04/19/21	\$317,500	\$47,625	\$63,500	\$79,375	\$95,250	\$343,569	\$65,000	4208	GENOA WOODS
4711-10-303-018	1916 GENOA CIRCLE	06/07/21	\$304,900	\$45,735	\$60,980	\$76,225	\$91,470	\$320,154	\$65,000	4208	GENOA WOODS
4711-10-303-041	1848 GENOA CIRCLE	04/08/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$378,210	\$65,000	4208	GENOA WOODS
4711-10-303-047	1820 GENOA CIRCLE	09/10/21	\$307,500	\$46,125	\$61,500	\$76,875	\$92,250	\$356,106	\$65,000	4208	GENOA WOODS
4711-10-303-060	1754 GENOA CIRCLE	07/13/22	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$337,713	\$65,000	4208	GENOA WOODS

Totals:

\$50,928 \$67,904 \$84,881 \$101,857

**2023 = \$50,000 Standard Site
 \$65,000 Daylight Site
 \$65,000 Walkout Site**

**2024 = \$55,000 Standard Site
 \$60,000 Daylight Site
 \$65,000 Walkout Site**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Value	CF Area	Land Table
4711-28-303-001	4850 FAIRWAYS DR	09/10/21	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$342,507	\$75,000	4216	FAIRWAYS
4711-28-402-006	4820 PINE EAGLES DR	10/01/21	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$351,242	\$80,000	4212	PINE EAGLES
4711-28-402-022	4716 PINE EAGLES DR	05/20/22	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$349,902	\$80,000	4211	PINE EAGLES
4711-28-402-027	4775 PINE EAGLES DR	01/23/23	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$380,481	\$80,000	4212	PINE EAGLES
4711-28-402-033	4659 PINE EAGLES DR	01/26/23	\$329,500	\$49,425	\$65,900	\$82,375	\$98,850	\$350,539	\$80,000	4213	PINE EAGLES
4711-28-403-079	4614 GOLF VIEW DR	03/21/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$317,568	\$80,000	4211	PINE EAGLES
4711-28-405-094	4438 GLEN EAGLES CT	04/08/21	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$447,800	\$80,000	4209	PINE EAGLES

Totals:

			\$52,489	\$69,986	\$87,482	\$104,979	Standard Site				
4711-28-403-087	4585 GOLF VIEW DR	03/14/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$336,280	\$85,000	4211	PINE EAGLES
4711-28-403-094	4551 GOLF VIEW DR	06/10/21	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$362,701	\$85,000	4212	PINE EAGLES
4711-28-403-099	4539 GOLF VIEW DR	01/27/23	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$370,536	\$85,000	4212	PINE EAGLES

Totals:

			\$52,250	\$69,667	\$87,083	\$104,500	Waterview Site				
4711-28-303-029	4971 FAIRWAYS DR	09/22/22	\$420,000	\$63,000	\$84,000	\$105,000	\$126,000	\$388,444	\$105,000	4216	FAIRWAYS
4711-28-402-002	4862 PINE EAGLES	06/11/21	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$375,403	\$105,000	4211	PINE EAGLES
4711-28-402-003	4856 PINE EAGLES CT	03/16/22	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$371,561	\$105,000	4212	PINE EAGLES
4711-28-402-004	4850 PINE EAGLES CT	02/25/22	\$560,000	\$84,000	\$112,000	\$140,000	\$168,000	\$399,615	\$105,000	4213	PINE EAGLES
4711-28-402-018	4742 PINE EAGLES DR	06/01/21	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$356,264	\$105,000	4212	PINE EAGLES
4711-28-403-052	4572 GOLF VIEW DR	04/29/22	\$480,000	\$72,000	\$96,000	\$120,000	\$144,000	\$403,676	\$105,000	4213	PINE EAGLES
4711-28-405-015	4514 GOLF VIEW DR	05/24/22	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$375,712	\$105,000	4212	PINE EAGLES
4711-28-405-030	4518 OAK POINTE DR	11/18/22	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$395,142	\$105,000	4212	PINE EAGLES
4711-28-405-036	4432 GOLF VIEW DR	08/26/21	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$412,891	\$105,000	4212	PINE EAGLES
4711-28-405-056	4470 GOLF VIEW DR	07/09/21	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$394,744	\$105,000	4215	PINE EAGLES

Totals:

			\$61,140	\$81,520	\$101,900	\$122,280	Golf Course Site				
4209 4210 4211 4212 4213 4214 4215 4216 4217											

2023 =	\$75,000	Standard Site Fairways	2024 =	\$80,000	Standard Site
	\$80,000	Standard Site		\$85,000	Waterview Site
	\$85,000	Waterview Site		\$105,000	Golf Course Sites
	\$105,000	Pond/Golf Course Sites			

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Appraisst.	Land Valu	ECF Area	Land Table
4711-14-203-009	6617 CORTLAND AVE	05/14/21	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$265,821	\$50,000	4217	CORTLAND
4711-14-203-016	6592 CORTLAND AVE	04/07/22	\$358,000	\$53,700	\$71,600	\$89,500	\$107,400	\$313,550	\$50,000	4217	CORTLAND
4711-14-203-018	6584 CORTLAND AVE	07/14/21	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$294,472	\$50,000	4217	CORTLAND
4711-14-203-042	6676 CORTLAND AVE	02/18/22	\$305,000	\$45,750	\$61,000	\$76,250	\$91,500	\$285,729	\$50,000	4217	CORTLAND
4711-14-203-045	6651 CORTLAND AVE	09/22/21	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$244,410	\$50,000	4217	CORTLAND
4711-14-203-046	6647 CORTLAND AVE	10/29/21	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$223,907	\$50,000	4217	CORTLAND
4711-14-203-053	6679 CORTLAND AVE	06/30/22	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$247,521	\$50,000	4217	CORTLAND

Totals:

\$42,386 \$56,514 \$70,643 \$84,771

4217

2023 = \$50,000

2024 = \$50,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Val	ECF Area	Land Table
4711-05-101-006	3329 DEWDROP LN	04/12/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$272,976	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-014	3377 DEWDROP LN	07/26/21	\$289,900	\$43,485	\$57,980	\$72,475	\$86,970	\$292,004	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-015	3385 DEWDROP LN	11/07/22	\$285,000	\$42,750	\$57,000	\$71,250	\$85,500	\$254,240	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-020	3413 DEWDROP LN	12/30/21	\$326,000	\$48,900	\$65,200	\$81,500	\$97,800	\$274,566	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-025	3433 DEWDROP LN	10/05/22	\$283,000	\$42,450	\$56,600	\$70,750	\$84,900	\$278,015	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-026	3437 DEWDROP LANE	06/18/21	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$270,286	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-033	3484 DEWDROP LN	08/05/21	\$245,000	\$36,750	\$49,000	\$61,250	\$73,500	\$287,923	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-042	584 SNOWFALL CT	09/01/22	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$275,154	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-045	576 SNOWFALL CT	11/12/21	\$261,000	\$39,150	\$52,200	\$65,250	\$78,300	\$286,042	\$50,000	4218	LANDINGS AT ROLLING RIDGE
4711-05-101-063	504 SNOWFALL CT	06/04/21	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$280,861	\$50,000	4218	LANDINGS AT ROLLING RIDGE

Totals:

\$43,199 \$57,598 \$71,998 \$86,397

4218

2023 = \$50,000

2024 = \$55,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Appraisist.	Land Val	Effec. Front	Depth	Net Acres	Land Table
4711-11-302-067	1605 S HUGHES RI	05/06/22	\$96,000	\$14,400	\$19,200	\$24,000	\$28,800	\$112,800	\$42,000	50.0	150.0	0.17	LAKE CHEMUNG
4711-10-301-158	1558 WESTWOOD	06/29/21	\$135,000	\$20,250	\$27,000	\$33,750	\$40,500	\$141,881	\$47,880	60.0	128.0	0.18	WEST LAKE CHEMUNG
4711-11-302-065	1642 WESTMORE	08/31/21	\$214,264	\$32,140	\$42,853	\$53,566	\$64,279	\$234,026	\$71,400	100.0	150.0	0.34	LAKE CHEMUNG
4711-11-302-056	1676 EDWIN DR	07/12/21	\$225,500	\$33,825	\$45,100	\$56,375	\$67,650	\$238,740	\$79,044	113.0	79.0	0.21	LAKE CHEMUNG
4711-10-301-070	5885 E GRAND RIV	01/27/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$180,888	\$42,000	50.0	130.0	0.15	WEST LAKE CHEMUNG
4711-11-304-011	1847 S HUGHES RI	09/30/22	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$249,381	\$95,660	170.0	153.9	0.60	LAKE CHEMUNG
4711-03-300-026	556 S HUGHES RD	06/29/21	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$317,005	\$96,096	142.0	155.0	0.51	LAKE CHEMUNG
4711-10-201-077	1082 S HUGHES RI	03/28/22	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$263,087	\$71,400	100.0	239.0	0.55	LAKE CHEMUNG
4711-10-201-051	1188 JAMES R ST	07/06/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$290,751	\$71,400	100.0	250.0	0.57	LAKE CHEMUNG
4711-10-102-086	5314 WILDWOOD	08/11/22	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$284,452	\$79,632	114.0	135.0	0.35	WEST LAKE CHEMUNG
4711-11-304-006	1869 S HUGHES RI	05/06/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$350,862	\$63,908	116.0	185.5	0.49	LAKE CHEMUNG
4711-10-201-050	1177 JAMES R ST	06/18/21	\$362,500	\$54,375	\$72,500	\$90,625	\$108,750	\$369,284	\$124,908	191.0	400.0	1.75	LAKE CHEMUNG
4711-03-301-024	566 HILLTOP DR	03/31/22	\$420,000	\$63,000	\$84,000	\$105,000	\$126,000	\$273,487	\$83,160	120.0	247.0	0.41	LAKE CHEMUNG
4711-10-102-031	5307 DICKSON ST	12/19/22	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$401,375	\$34,188	41.0	70.0	0.07	WEST LAKE CHEMUNG

Totals:

\$43,053 \$57,404 \$71,755 \$86,106

Average FF 50

Mean \$861 \$1,148 \$1,435 \$1,722
Median \$870 \$1,160 \$1,450 \$1,740

2023	\$840	Non FF	2024	\$860	Non FF
	\$588	FF Surplus Non LF		\$600	FF Surplus Non LF
	\$250	FF Deeded Access		\$250	FF Deeded Access
	\$55,000	Regular Site		\$55,000	Regular Site
	\$300	FF Non Buildable		\$300	FF Non Buildable
	\$2,000	LakeView		\$2,000	LakeView

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Appraisist.	Land Val	Effec. Front	Depth	Net Acres	Land Table
4711-03-303-001	609 PATHWAY DR	07/02/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$246,533	\$55,000	0.0	0.0	0.00	LAKE CHEMUNG
4711-03-303-004	717 MAURY PL	02/04/22	\$247,000	\$37,050	\$49,400	\$61,750	\$74,100	\$220,806	\$55,000	0.0	0.0	0.00	LAKE CHEMUNG
4711-03-303-012	781 MAURY PL	05/16/22	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$350,365	\$55,000	0.0	0.0	0.00	LAKE CHEMUNG
4711-03-303-013	751 MAURY PL	11/15/21	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$274,268	\$55,000	69.8	393.8	0.63	LAKE CHEMUNG
4711-10-101-054	VACANT	11/16/21	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$76,020	\$76,020	110.0	395.1	1.17	LAKE CHEMUNG
4711-03-303-018	830 MAURY PL	01/13/22	\$293,000	\$43,950	\$58,600	\$73,250	\$87,900	\$250,284	\$55,000	120.0	180.0	0.50	LAKE CHEMUNG

Totals:

\$43,042 \$55,167 \$67,292 \$79,417

Site Value

4300 4301

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Value	effec. Fron	Depth	ECF Area	Land Table
4711-03-301-007	576 BLACK OAKS TRL	09/02/21	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$255,683	\$156,000	64.0	81.0	4309 LAKE CHEMUNG	
4711-10-201-019	1112 CHEMUNG DR	09/17/21	\$216,200	\$32,430	\$43,240	\$54,050	\$64,860	\$150,000	\$150,000	50.0	228.0	4309 LAKE CHEMUNG	
4711-03-301-007	576 BLACK OAKS TRL	06/09/22	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$255,683	\$156,000	64.0	81.0	4309 LAKE CHEMUNG	
4711-10-301-197	5775 E GRAND RIVER AVE	10/14/22	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$376,206	\$244,500	123.0	118.8	4307 WEST LAKE CHEMUNG	
4711-03-301-006	572 BLACK OAKS TRL	04/13/22	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$276,973	\$157,500	65.0	70.0	4309 LAKE CHEMUNG	
4711-11-305-023	6025 E GRAND RIVER	09/21/22	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$296,814	\$190,500	99.0	180.0	4309 LAKE CHEMUNG	
4711-10-301-129	5650 GLEN ECHO	10/08/21	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$318,900	\$135,000	50.0	143.0	4307 WEST LAKE CHEMUNG	
4711-09-201-063	849 SUNRISE PARK ST	06/06/22	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$442,838	\$190,500	77.0	125.0	4302 SUNRISE PARK	
4711-10-301-138	5508 WILDWOOD	02/08/22	\$383,550	\$57,533	\$76,710	\$95,888	\$115,065	\$409,913	\$135,000	50.0	147.0	4307 WEST LAKE CHEMUNG	
4711-10-301-137	5512 WILDWOOD	06/14/22	\$389,500	\$58,425	\$77,900	\$97,375	\$116,850	\$335,881	\$135,000	50.0	136.0	4307 WEST LAKE CHEMUNG	
4711-09-201-069	813 SUNRISE PARK ST	11/15/21	\$395,000	\$59,250	\$79,000	\$98,750	\$118,500	\$387,955	\$120,000	40.0	66.0	4302 SUNRISE PARK	
4711-11-302-003	1612 S HUGHES RD	05/05/21	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$402,947	\$127,500	45.0	137.0	4309 LAKE CHEMUNG	
4711-11-302-018	1728 S HUGHES RD	04/20/22	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$348,078	\$120,000	40.0	62.0	4309 LAKE CHEMUNG	
4711-10-102-069	5245 WILDWOOD DR	05/17/21	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$407,039	\$129,000	46.0	46.0	4307 WEST LAKE CHEMUNG	
4711-10-301-133	5530 WILDWOOD DR	02/24/22	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$411,910	\$135,000	50.0	100.0	4307 WEST LAKE CHEMUNG	
4711-09-201-012	1205 SUNRISE PARK ST	01/27/22	\$590,000	\$88,500	\$118,000	\$147,500	\$177,000	\$555,848	\$184,500	73.0	145.0	4302 SUNRISE PARK	
4711-10-101-003	715 PATHWAY DR	06/15/22	\$669,000	\$100,350	\$133,800	\$167,250	\$200,700	\$701,512	\$172,500	75.0	94.0	4309 LAKE CHEMUNG	
4711-10-201-004	1030 S HUGHES RD	04/21/22	\$799,900	\$119,985	\$159,980	\$199,975	\$239,970	\$784,517	\$316,500	171.0	264.0	4309 LAKE CHEMUNG	
4711-10-200-005	1444 S HUGHES RD	07/15/21	\$840,000	\$126,000	\$168,000	\$210,000	\$252,000	\$966,260	\$324,000	176.0	400.0	4309 LAKE CHEMUNG	

Totals:

\$62,354 \$83,138 \$103,923 \$124,708

4302 4307 4309

Average FF

40

Mean \$1,470 \$2,078 \$2,598 \$3,118
Median \$1,460 \$1,947 \$2,433 \$2,920

2023	\$3,000	Lakefront	2024	\$3,000	Lakefront
	\$2,700	LF View		\$2,700	LF View
	\$1,500	Surplus LF		\$1,500	Surplus LF
	\$900	Surplus LF View		\$900	Surplus LF View
	\$2,000	Grand River LF		\$2,000	Grand River LF

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	st. Land Val	fec. Froi	Depth	ECF Area	Land Table
4711-22-302-086	4058 HIGHCREST DR	06/03/22	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$350,406	\$210,700	49.0	65.0	4306	TRI LAKES LAKE FRONT
4711-22-302-169	4150 HIGHCREST DR	07/07/21	\$540,000	\$81,000	\$108,000	\$135,000	\$162,000	\$509,236	\$221,400	54.0	173.0	4306	TRI LAKES LAKE FRONT
4711-22-302-074	3974 HIGHCREST DR	04/16/21	\$549,200	\$82,380	\$109,840	\$137,300	\$164,760	\$546,068	\$206,400	48.0	162.0	4306	TRI LAKES LAKE FRONT
4711-22-302-181	4244 HIGHCREST DR	02/28/23	\$594,000	\$89,100	\$118,800	\$148,500	\$178,200	\$342,185	\$219,800	53.0	185.0	4306	TRI LAKES LAKE FRONT
4711-22-302-161	4100 HIGHCREST DR	05/13/22	\$600,000	\$90,000	\$120,000	\$150,000	\$180,000	\$765,085	\$258,200	77.0	181.0	4306	TRI LAKES LAKE FRONT
4711-27-100-002	3945 HIGHCREST DR	04/18/22	\$600,000	\$90,000	\$120,000	\$150,000	\$180,000	\$768,898	\$233,500	97.0	478.5	4306	TRI LAKES LAKE FRONT
4711-22-302-163	4114 HIGHCREST DR	05/20/22	\$640,000	\$96,000	\$128,000	\$160,000	\$192,000	\$554,354	\$231,000	60.0	185.0	4306	TRI LAKES LAKE FRONT
4711-22-202-021	3390 PINERIDGE	12/27/21	\$670,000	\$100,500	\$134,000	\$167,500	\$201,000	\$602,263	\$266,600	62.0	350.0	4306	TRI LAKES LAKE FRONT
4711-22-303-001	3701 CRESTHILL DR	04/29/22	\$710,000	\$106,500	\$142,000	\$177,500	\$213,000	\$567,576	\$116,100	27.0	340.0	4306	TRI LAKES LAKE FRONT
4711-28-201-056	4219 HOMESTEAD DR	10/31/22	\$725,000	\$108,750	\$145,000	\$181,250	\$217,500	\$612,470	\$387,000	90.0	142.0	4304	OLD HOMESTEAD
4711-28-201-050	4277 HOMESTEAD DR	05/27/21	\$815,000	\$122,250	\$163,000	\$203,750	\$244,500	\$844,268	\$431,600	101.0	223.0	4304	OLD HOMESTEAD
4711-21-400-005	5001 GROVER DR	02/17/22	\$860,000	\$129,000	\$172,000	\$215,000	\$258,000	\$875,950	\$295,000	100.0	232.0	4306	TRI LAKES LAKE FRONT
4711-22-302-177	4212 HIGHCREST DR	05/21/21	\$946,000	\$141,900	\$189,200	\$236,500	\$283,800	\$986,673	\$219,800	53.0	176.0	4306	TRI LAKES LAKE FRONT
4711-22-302-014	3817 HIGHCREST DR	05/20/21	\$947,000	\$142,050	\$189,400	\$236,750	\$284,100	\$972,812	\$215,000	50.0	125.0	4306	TRI LAKES LAKE FRONT
4711-22-302-057	3914 HIGHCREST DR	11/08/22	\$970,000	\$145,500	\$194,000	\$242,500	\$291,000	\$1,126,858	\$215,000	50.0	189.0	4306	TRI LAKES LAKE FRONT
4711-28-201-033	4177 HOMESTEAD DR	01/09/23	\$1,150,000	\$172,500	\$230,000	\$287,500	\$345,000	\$944,108	\$387,000	90.0	144.0	4304	OLD HOMESTEAD
4711-22-302-002	3830 HIGHCREST DR	03/01/23	\$1,200,000	\$180,000	\$240,000	\$300,000	\$360,000	\$1,213,141	\$240,600	66.0	350.0	4306	TRI LAKES LAKE FRONT
4711-22-302-016	3805 HIGHCREST DR	04/29/22	\$1,430,000	\$214,500	\$286,000	\$357,500	\$429,000	\$1,314,884	\$215,000	50.0	135.0	4306	TRI LAKES LAKE FRONT
4711-22-302-077	3994 HIGHCREST DR	07/12/22	\$1,550,000	\$232,500	\$310,000	\$387,500	\$465,000	\$1,537,142	\$287,000	95.0	205.0	4306	TRI LAKES LAKE FRONT

Totals:

4304 4306

Average FF

50 & 40' Canal

Mean \$2,510 \$3,347 \$4,183 \$5,020
Median \$2,250 \$3,000 \$3,750 \$4,500

2023 = \$4,300 WF
\$1,500 Canal FF
\$1,600 Surplus WF
\$125 Unbuildable

2024 = \$4,500 WF
\$1,500 Canal FF
\$2,000 Surplus WF
\$125 Unbuildable

Bought and demoed

4711-28-201-054	4195 HOMESTEAD DR	04/05/21	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	\$1,175,669	\$387,000	90.0	132.0	4304	OLD HOMESTEAD	\$20,000 for Demo
4711-22-302-081	4022 HIGHCREST DR	10/04/22	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$254,887	\$180,600	42.0	161.0	4306	TRI LAKES LAKE FRONT		

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	effec. Fror	ECF Area	Land Table
4711-09-201-156	SUNRISE PARK	10/01/21	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000	\$47,500	\$47,500	50.0	4305	SUNRISE PARK
4711-09-201-214	1268 BOULEVARD DR	08/19/22	\$161,000	\$24,150	\$32,200	\$40,250	\$48,300	\$147,593	\$59,000	73.0	4305	SUNRISE PARK
4711-09-201-215	1260 BOULEVARD DR	09/01/21	\$170,000	\$25,500	\$34,000	\$42,500	\$51,000	\$168,678	\$52,000	59.0	4305	SUNRISE PARK
4711-09-201-142	1068 SUNRISE PARK ST	12/09/22	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$180,182	\$45,600	48.0	4305	SUNRISE PARK
4711-09-201-137	972 SUNRISE PARK ST	12/30/22	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$241,474	\$45,600	48.0	4305	SUNRISE PARK
4711-09-201-242	1146 SUNRISE PARK	03/24/22	\$243,000	\$36,450	\$48,600	\$60,750	\$72,900	\$232,393	\$59,990	75.0	4305	SUNRISE PARK
4711-09-201-121	840 SUNRISE PARK ST	09/09/22	\$258,000	\$38,700	\$51,600	\$64,500	\$77,400	\$255,210	\$49,400	52.0	4305	SUNRISE PARK
4711-09-201-115	792 SUNRISE PARK ST	10/25/21	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$264,211	\$75,000	50.0	4305	SUNRISE PARK
4711-09-201-235	674 SUNRISE PARK ST	05/06/22	\$276,000	\$41,400	\$55,200	\$69,000	\$82,800	\$292,639	\$106,500	168.0	4305	SUNRISE PARK
4711-09-201-161	1124 SUNRISE PARK ST	10/14/22	\$283,000	\$42,450	\$56,600	\$70,750	\$84,900	\$247,665	\$44,650	47.0	4305	SUNRISE PARK
4711-09-201-234	1267 BOULEVARD DR	11/23/22	\$309,000	\$46,350	\$61,800	\$77,250	\$92,700	\$367,006	\$73,000	101.0	4305	SUNRISE PARK
4711-09-201-227	648 SUNRISE PARK ST	08/20/21	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$480,511	\$97,500	150.0	4305	SUNRISE PARK
4711-09-201-168	1206 SUNRISE PARK ST	08/05/21	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$309,075	\$48,500	52.0	4305	SUNRISE PARK

Totals:

4305

Average FF

50

Mean
Median

\$836
\$776

\$1,072
\$1,035

\$1,309
\$1,293

\$1,545
\$1,552

2023 =

\$950
\$500
\$125
\$1,300
\$900
\$3,000
\$2,700
\$1,300

Standard Non LF
Surplus Non LF
FF Non Buildable
Lakeview FT
Lakeview Surplus
Lakefront
Lakefront view
Unbuildable LF

2024 =

\$1,000
\$500
\$125
\$1,300
\$900
\$3,000
\$2,700
\$1,300

Standard Non LF
Surplus Non LF
FF Non Buildable
Lakeview FT
Lakeview Surplus
Lakefront
Lakefront view
Unbuildable LF

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	ur. Apprais.st.	Land Val	uffec. Fro	Depth	F Area	Land Table
4711-22-302-130	4075 HIGHCREST DR	05/16/22	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$248,043	\$146,340	56.0	79.0	4310	ROUND LAKE
4711-22-302-141	4159 HIGHCREST DR	02/07/23	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$253,631	\$138,780	52.0	186.0	4310	ROUND LAKE
4711-22-302-138	4137 HIGHCREST DR	07/13/21	\$372,500	\$55,875	\$74,500	\$93,125	\$111,750	\$373,634	\$118,800	44.0	153.0	4310	ROUND LAKE
4711-22-302-135	4117 HIGHCREST DR	09/02/21	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$264,928	\$124,200	46.0	105.0	4310	ROUND LAKE
4711-27-105-030	4383 FILBERT DR	08/29/22	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$328,227	\$140,670	53.0	339.0	4310	ROUND LAKE
4711-22-302-122	4009 HIGHCREST DR	08/19/21	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	\$495,210	\$105,300	39.0	228.0	4310	ROUND LAKE
4711-27-105-012	4487 FILBERT DR	10/04/21	\$899,000	\$134,850	\$179,800	\$224,750	\$269,700	\$956,297	\$263,520	118.0	185.0	4310	ROUND LAKE

Totals:

				\$69,139	\$92,186	\$115,232	\$138,279						
Average FF	45												
	Mean			\$1,536	\$2,049	\$2,561	\$3,073						
	Median			\$1,358	\$1,811	\$2,264	\$2,717						
2023 =	\$2,700 WF												
	\$1,890 Surplus WF												
	\$900 Unbuildable												
2024 =	\$3,000 WF												
	\$2,100 Surplus WF												
	\$900 Unbuildable												

Outlier

4711-22-302-107	4110 CLIFFORD RD	03/06/23	\$116,000	WD	03-ARM'S LE	\$116,000	\$150,700	\$319,446	\$142,560	54.0	168.0	4310	ROUND LAKE
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RESOLD

4711-22-302-141	4159 HIGHCREST DR	08/17/21	\$311,000	\$46,650	\$62,200	\$77,750	\$93,300	\$253,631	\$138,780	52.0	186.0	4310	ROUND LAKE
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold	Adj. Sa ur.	Apprais:and Residu	st. Land Valu	ECF Area	Land Table
4711-28-406-022	MARINA	06/02/22	\$55,000	\$55,000	\$13,000	23.64	\$26,000	\$55,000	\$26,000	4400 OAK POINTE MARINAS
4711-28-406-030	MARINA	09/24/21	\$25,000	\$25,000	\$13,000	52.00	\$26,000	\$25,000	\$26,000	4400 OAK POINTE MARINAS
4711-28-406-033	MARINA	06/16/21	\$25,000	\$25,000	\$13,000	52.00	\$26,000	\$25,000	\$26,000	4400 OAK POINTE MARINAS
4711-28-406-046	MARINA	09/22/21	\$20,000	\$20,000	\$13,000	65.00	\$26,000	\$20,000	\$26,000	4400 OAK POINTE MARINAS
4711-28-406-057	MARINA	01/31/23	\$42,500	\$42,500	\$13,000	30.59	\$26,000	\$42,500	\$26,000	4400 OAK POINTE MARINAS
4711-28-406-060	MARINA	02/03/22	\$25,000	\$25,000	\$13,000	52.00	\$26,000	\$25,000	\$26,000	4400 OAK POINTE MARINAS

Totals:

\$32,083

2023 = \$26,000

2024 = \$30,000

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisest.	Land Valu	ECF Area	Land Table
4711-03-401-038	581 CHEROKEE BND	08/19/21	\$195,000	\$29,250	\$39,000	\$48,750	\$58,500	\$202,551	\$30,000	4403	RED OAKS
4711-03-401-052	682 RED OAKS DR	05/31/22	\$117,000	\$17,550	\$23,400	\$29,250	\$35,100	\$77,518	\$30,000	4403	RED OAKS
4711-03-401-054	662 RED OAKS	07/26/22	\$92,500	\$13,875	\$18,500	\$23,125	\$27,750	\$65,992	\$30,000	4403	RED OAKS
4711-03-402-090	5838 COMANCHE LANE	07/28/21	\$132,000	\$19,800	\$26,400	\$33,000	\$39,600	\$115,615	\$30,000	4403	RED OAKS
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
4711-03-402-133	5756 IROQUOIS DR	03/03/22	\$95,000	\$14,250	\$19,000	\$23,750	\$28,500	\$81,490	\$30,000	4402	RED OAKS
4711-03-402-155	401 CHEROKEE BND	03/31/23	\$266,000	\$39,900	\$53,200	\$66,500	\$79,800	\$220,554	\$30,000	4403	RED OAKS
4711-03-402-161	5790 MAUNEE DR	10/11/22	\$90,000	\$13,500	\$18,000	\$22,500	\$27,000	\$82,447	\$30,000	4403	RED OAKS
4711-03-404-213	361 CHEROKEE BEND	09/30/21	\$77,000	\$11,550	\$15,400	\$19,250	\$23,100	\$106,421	\$30,000	4403	RED OAKS
4711-10-203-005	969 RED OAKS DR	11/15/22	\$244,050	\$36,608	\$48,810	\$61,013	\$73,215	\$189,672	\$30,000	4403	RED OAKS
4711-10-203-019	900 RED OAKS DR	07/14/22	\$105,000	\$15,750	\$21,000	\$26,250	\$31,500	\$105,501	\$30,000	4403	RED OAKS
4711-10-203-020	882 RED OAKS DR	09/02/22	\$110,000	\$16,500	\$22,000	\$27,500	\$33,000	\$64,867	\$30,000	4403	RED OAKS

Totals:

				\$22,124	\$28,472	\$34,820	\$41,168			Standard Site	
4711-10-203-013	1057 S HUGHES RD	12/17/21	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$186,534	\$40,000	4403	RED OAKS

Totals:

				\$34,500	\$46,000	\$57,500	\$69,000			Frnt of Sub/Hughes Rd	
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4402 4403

2023 = **\$30,000** Standard Site
\$40,000 Frnt of Sub/Hughes Rd

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



Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Land Val	ECF Area	Land Table
4711-12-401-013	1633 SANDY SHORE	08/18/22	\$65,000	\$9,750	\$13,000	\$16,250	\$19,500	\$60,743	\$20,000	4404	SUBURBAN MOBILE HOME ESTATES
4711-12-401-088	1632 HIGH HAVEN	12/29/21	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$20,000	\$20,000	4404	SUBURBAN MOBILE HOME ESTATES
4711-12-401-103	1609 SANDY SHR	11/16/22	\$125,000	\$18,750	\$25,000	\$31,250	\$37,500	\$113,415	\$30,000	4404	SUBURBAN MOBILE HOME ESTATES

Totals:

\$21,833 \$25,000 \$28,167 \$31,333

Outlier

4711-12-401-047	1640 GREENMEADOWS C	11/01/21	\$20,000	\$3,000	\$4,000	\$5,000	\$6,000	\$67,673	\$20,000	4404	SUBURBAN MOBILE HOME ESTATES
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4404

2023 =	\$20,000	Standard Lot	2024 =	\$20,000	Standard Lot
	\$10,000	Second Lot		\$10,000	Second Lot
	\$5,000	Third Lot		\$5,000	Third Lot
	\$25,000	Lakeview Site		\$25,000	Lakeview Site

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when So/Asd/Adj. Sale	ur. Appraisal	Land Residual	st. Land Value	Total Acre	CF Area	Land Table	
4711-09-400-003	SWEET RD	04/23/21	\$99,900	\$99,900	\$30,000	30.03	\$57,000	\$99,900	\$57,000	1.00	4500 HOWELL M& B	Pond Frontage
4711-13-300-054	VACANT	07/20/22	\$62,000	\$62,000	\$30,500	49.19	\$60,900	\$62,000	\$60,900	1.65	4501 BRIGHTON M & B	
Totals:												
										\$80,950	1 ACRE	
4711-08-300-043	WESTGATE DR	10/05/22	\$80,000	\$80,000	\$33,100	41.38	\$66,114	\$80,000	\$66,114	2.52	4500 HOWELL M& B	
Totals:												
										\$80,713	2 ACRE	
4711-18-200-020	2900 OAK MEADO	11/24/21	\$82,500	\$82,500	\$42,700	51.76	\$80,525	\$82,500	\$80,525	5.07	4500 HOWELL M& B	
4711-18-100-031	2681 FISK RD	03/24/23	\$127,500	\$127,500	\$42,700	33.49	\$85,475	\$127,500	\$85,475	5.73	4500 HOWELL M& B	
Totals:												
										\$105,000	5 ACRE	
4711-28-100-011	VACANT	01/20/23	\$124,000	\$124,000	\$47,200	38.06	\$94,477	\$124,000	\$94,477	8.38	4501 BRIGHTON M & B	
4711-21-100-052	3115 S LATSON RD	07/14/22	\$210,000	\$210,000	\$62,000	29.52	\$144,967	\$177,533	\$112,500	8.50	4500 HOWELL M& B	
Totals:												
										\$167,000	6-9 ACRE	
4711-31-200-019	5283 NATURA DR	01/07/22	\$225,000	\$225,000	\$308,300	137.02	\$116,104	\$225,000	\$116,104	10.01	4500 HOWELL M& B	5 Good 5 Wetland
4711-12-200-028	7800 MCCLEMENT	11/12/21	\$165,000	\$165,000	\$66,100	40.06	\$132,100	\$165,000	\$132,100	10.21	4500 HOWELL M& B	
4711-30-200-007	3020 E COON LAKE	06/18/21	\$220,000	\$220,000	\$72,300	32.86	\$147,505	\$220,000	\$144,500	11.45	4500 HOWELL M& B	
Totals:												
										\$203,333	10 ACRE	
4711-23-200-009	HERBST	11/03/22	\$500,000	\$500,000	\$171,800	34.36	\$363,756	\$500,000	\$363,756	37.36	4501 BRIGHTON M & B	\$13,383.30
4711-19-400-019	VACANT	06/09/21	\$600,000	\$600,000	\$233,500	38.92	\$467,000	\$600,000	\$467,000	44.20	4500 HOWELL M& B	\$13,574.66
4711-17-400-015	CROOKED LAKE RD	12/15/22	\$1,500,000	\$1,500,000	\$316,600	21.11	\$633,297	\$1,500,000	\$633,297	60.31	4500 HOWELL M& B	\$24,869.85
Totals:												
										\$866,667	20 - 60 ACRE	

2023 =	ACRES	PPA	2024 =	ACRES	PPA
	1	\$57,000		1	\$62,000
	1.5	\$60,000		1.5	\$65,000
	2	\$63,000		2	\$75,000
	2.5	\$66,000		2.5	\$80,000
	3	\$69,000		3	\$90,000
	4	\$75,000		4	\$95,000
	5	\$80,000		5	\$105,000
	7	\$95,000		7	\$140,000
	10	\$130,000		10	\$175,000
	15	\$180,000		15	\$220,000
	20	\$250,000		20	\$275,000
	25	\$275,000		25	\$325,000
	30	\$315,000		30	\$380,000
	40	\$425,000		40	\$475,000
	50	\$525,000		50	\$590,000
	100	\$1,050,000		100	\$1,125,000