



2026 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
61-17-551-004	1408 N BRIDGE ST	2/2/2024	290000	290000	131900	45.48275862	280665	86280	76945	99.928016	166	0.48	0.48	863.42153	179750	4.126492195	126	00001		01-SPRING MEAD-OFF COURSE	0	1	401	770	FF	
61-17-551-008	1312 N BRIDGE ST	10/1/2024	310000	310000	154600	49.87096774	312690	74310	77000	100	200	0.459	0.459	743.1	161895.4248	3.716607549	100	00001		01-SPRING MEAD-OFF COURSE	0	1	401	770	FF	
61-17-551-059	1115 RIPLEY RD	7/23/2024	330000	330000	154000	46.66666667	310887	96113	77000	100	200	0.459	0.459	961.13	209396.5142	4.807082511	100	00001		01-SPRING MEAD-OFF COURSE	0	1	401	770	FF	
61-17-552-006	1415 MEADOWGREEN LN	5/29/2024	340000	340000	151700	44.61764706	305271	111729	77000	100	200	0.459	0.459	1117.29	243418.3007	5.588115258	100	00001		01-SPRING MEAD-OFF COURSE	1	1	401	770	FF	
61-20-526-020	E ROLSTON RD	10/6/2023	43750	43750	29400	67.2	44417	43750	44417	104.880885	220	0.505	0.505	417.13988	86633.66337	1.988835247	100	00001		01-SPRING MEAD-OFF COURSE	0	1	402	770	FF	
Totals:			1313750	1313750	621600		1253930	412182	352362	504.808901		2.362	2.362													
					Sale. Ratio =>	47.31493815	Average				Average															
					Std. Dev. =>	9.399426086	Average		per FF=>		816.5109593		per Net Acre=>		174505.5		Average		per SqFt=>		4.006095129					

RESIDENTIAL LAND ANALYSIS
01-SPRING MEAD-OFF COURSE
4/1/2023 - 3/31/2025

2023 560 FF
2024 690 FF
2025 770 FF

2026 810 FF
Rounded down consistent with all City studies

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total			Actual		Other Parcels		Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3		
				Adj. Sale \$	Sold								Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front	ECF Area	In Sale							Land Table	
61-17-551-034	313 E ROLSTON RD	8/20/2024	365000	365000	193900	53.12328767	427804	34196	97000	100	200	0.459	0.459	341.96	74501.08932	1.710309672	100	00002			0	1	401	970	FF		
61-17-551-043	517 E ROLSTON RD	2/14/2025	325000	325000	160000	49.23076923	354109	67891	97000	100	200	0.459	0.459	678.91	147910.6754	3.395561877	100	00002			0	1	401	970	FF		
61-17-551-064	1205 RIPLEY RD	5/13/2024	452000	452000	189200	41.85840708	417217	131783	97000	100	200	0.459	0.459	1317.83	287108.9325	6.591114152	100	00002			0	1	401	970	FF		
61-17-551-065	1209 RIPLEY RD	6/14/2024	429900	429900	191000	44.42893696	420434	106466	97000	100	200	0.459	0.459	1064.66	231952.0697	5.324886816	100	00002			0	1	401	970	FF		
61-17-551-070	1305 RIPLEY RD	5/18/2023	425000	425000	192600	45.31764706	424557	97443	97000	100	200	0.459	0.459	974.43	212294.1176	4.873602333	100	00002			0	1	401	970	FF		
61-17-551-079	1421 RIPLEY RD	7/7/2023	495000	495000	158100	31.93939394	411013	140987	97000	100	200	0.459	0.459	1409.87	307161.22	7.051451332	100	00002			0	1	401	970	FF		
61-17-552-023	1314 MEADOWGREEN I	1/23/2025	94000	94000	42100	44.78723404	102169	88345	96514	99.498744	198	0.455	0.455	887.90066	194164.8352	4.457411276	100	00002			1	1	401	970	FF		
61-17-577-003	1329 BIRDIE CT	1/5/2024	410000	410000	169700	41.3902439	366810	149585	106395	109.68525	200	0.579	0.579	1363.7659	258350.6045	5.930913785	126	00002			0	1	401	970	FF		
Totals:				2995900	2995900	1296600		2924113	816696	784909	809.18399		3.788	3.788													
				Sale. Ratio =>		43.27914817	Average		per FF=>		1009.2834	Average		per Net Acre=>		215600.8	Average		per SqFt=>		4.949514343						
				Std. Dev. =>		6.210474884																					

RESIDENTIAL LAND ANALYSIS
 02-SPRING MEADOW-ON
 4/1/2023 - 3/31/2025

2023 965 FF
 2024 790 FF
 2025 970 FF

2026 1000 FF

REMOVED OUTLIER

61-17-551-038	413 E ROLSTON RD	9/29/2023	275000	275000	176200	64.07272727	384025	-12025	97000	100	200	0.459	0.459	-120.25	-26198.25708	-0.601429226	100	00002			0	1	401	970	FF
61-17-552-017	1412 MEADOWGREEN I	10/20/2023	405000	405000	150900	37.25925926	329144	183212	107356	110.67631	279	0.544	0.544	1655.3859	336786.7647	7.731560255	85	00002			1	1	401	970	FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when		Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land		Depth	Net Acres	Total			Actual			Other Parcels		Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3				
					Sold					Value	Effec. Front			Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Front	ECF Area	in Sale												
61-20-503-041	720 BUSH ST	6/5/2024	220000	220000	103400	47	221926	99004	100930	113.404663	175	0.53	0.53	873.0152481	186800	4.288337925	132	00009				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF					
61-20-507-022	505 ALDRICH ST	8/29/2024	230000	230000	95500	41.52173913	202061	97369	69430	78.010868	136	0.222	0.222	1248.146604	438599.0991	10.06884984	71	00033				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF					
61-20-507-045	601 BUSH ST	4/14/2023	200000	200000	78400	39.2	187802	81882	69684	78.297147	137	0.223	0.223	1045.785231	367183.8565	8.429381462	71	00009				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF					
61-20-507-046	515 BUSH ST	11/10/2023	230000	230000	86600	37.65217391	205782	89902	69684	78.297147	137	0.223	0.223	1148.215528	403147.9821	9.25500418	71	00009				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF					
61-20-507-072	522 CHERRY ST	11/3/2023	222000	222000	98300	44.27927928	232171	68586	78757	88.490741	132	0.306	0.306	775.0641392	224137.2549	5.145483354	101	00009				03-LIND/HOF-NEIGH-REPLAT	1	1	401	890	FF					
61-20-507-080	719 RIVERSIDE DR	4/4/2024	319000	319000	149800	46.95924765	338195	64299	83494	93.812985	177	0.329	0.329	685.3955239	195437.69	4.486632001	81	00009				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF					
61-20-507-085	513 RIVERSIDE DR	8/5/2024	290000	290000	139000	47.93103448	296443	90037	96480	108.404234	118	0.523	0.523	830.5671898	172154.8757	3.952132133	193	00009				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF					
Totals:					1711000	1711000	751000	1688380	591079	568459	638.717785		2.356	2.356																		
					Sale. Ratio =>		43.89246055	Average		Average		Average																				
					Std. Dev. =>		4.104023495	per FF=>		925.4149702		per Net Acre=>		250882.4			per SqFt=>		5.75946804													

RESIDENTIAL LAND ANALYSIS
03-LIND/HOF-NEIGH-REPLAT
4/1/2023 - 3/31/2025

2023 770 FF
2024 820 FF
2025 890 FF

2026 925 FF

High outliers Removed

61-20-507-014	701 ALDRICH ST	12/18/2024	255000	255000	72600	28.47058824	156823	186189	88012	98.890306	139	0.399	0.399	1882.783131	466639.0977	10.71255964	125	00033				03-LIND/HOF-NEIGH-REPLAT	1	1	401	890	FF			
61-20-503-018	603 FRANKLIN ST	6/16/2023	300000	300000	108600	36.2	250053	135548	85601	96.181158	200	0.34	0.34	1409.298898	398670.5882	9.152217361	74	00033				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF			
61-20-504-002	207 MURPHY ST	7/23/2024	250000	250000	96500	38.6	204021	118577	72598	81.570265	123	0.254	0.254	1453.67923	466838.5827	10.71713918	90	00033				03-LIND/HOF-NEIGH-REPLAT	0	1	401	890	FF			

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land			Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels in			Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
				Adj. Sale \$	Sold				Value	Effec. Front	Depth						Front	ECF Area	Sale	Land Table								
61-20-400-032	601 TICKNER ST	5/16/2024	319900	319900	148900	46.54579556	343970	80174	104244	80.188045	98	0.308	0.308	999.824849	260305.1948	5.975785005	137	00009	07-YORKSHIRE(WILLOWS ON THE POND)			0	1	401	1300	FF		
61-20-552-150	304 TICKNER ST	8/14/2023	249900	249900	96700	38.69547819	254537	107509	112146	86.266103	121.52381	0.352	0.352	1246.24848	305423.2955	7.011554074	126	00009	07-YORKSHIRE(WILLOWS ON THE POND)			0	1	401	1300	FF	1300	FF
61-20-576-017	514 TICKNER ST	7/2/2024	232000	232000	84900	36.59482759	205813	126206	100019	76.937925	158	0.247	0.247	1640.36137	510955.4656	11.72992345	68	00009	07-YORKSHIRE(WILLOWS ON THE POND)			0	1	401	1300	FF		
61-20-576-020	506 TICKNER ST	3/27/2024	244500	244500	74700	30.55214724	190145	143276	88921	68.401146	161	0.183	0.183	2094.64327	782928.9617	17.9735758	49.5	00033	07-YORKSHIRE(WILLOWS ON THE POND)			0	1	401	1300	FF		
61-20-578-009	214 WILLOW LN	3/1/2024	230000	230000	77300	33.60869565	205739	120723	96462	74.201192	98.60714	0.254	0.254	1626.96847	475287.4016	10.91109737	112	00009	07-YORKSHIRE(WILLOWS ON THE POND)			0	1	401	1300	FF	1300	FF
61-20-581-013	236 PARK LN	4/26/2024	219999	219999	118800	54.00024546	283876	46839	110716	85.166504	170	0.312	0.312	549.969739	150125	3.446395776	80	00009	07-YORKSHIRE(WILLOWS ON THE POND)			1	1	401	1300	FF		
61-20-581-037	721 GRANT CIR	3/12/2025	234900	234900	102700	43.72073223	226367	119607	111074	85.441568	153	0.323	0.323	1399.86897	370300.3096	8.500925381	92	00009	07-YORKSHIRE(WILLOWS ON THE POND)			1	1	401	1300	FF		
61-20-676-001	121 OLDE MILL POINTE	10/11/2024	290000	290000	135800	46.82758621	313120	72198	95318	73.321211	126	0.231	0.231	984.680954	312545.4545	7.175056349	80	00009	07-YORKSHIRE(WILLOWS ON THE POND)			0	1	401	1300	FF		
Totals:				2021199	2021199	839800		2023567	816532	818900	629.923694	2.21	2.21															
						Sale. Ratio =>	41.54959507	Average			Average			Average														
						Std. Dev. =>	7.826884034	per FF=>			per Net Acre=>			per SqFt=>														
								1296.23954			369471.493			8.481898375														

RESIDENTIAL LAND ANALYSIS

05- RIVERFRONT & 07- YORKSHIRE ON POND-RAN TOGETHER-GROUP 1

2026 1300 FF

4/1/2023 - 3/31/2025

2025 1300 FF

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land		Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels in		Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
				Adj. Sale \$	Sold				Value	Value								Front	ECF Area	Sale	Land Table							
61-20-400-035	524 SOUTH ST	6/20/2024	235000	235000	98500	41.91489362	232268	89584	86852	105.916817	173	0.536	0.536	845.79581	167134.3284	3.836876225	135	00009	08-LINDENGROVE/LINDENORCHARD	0	1	401	820	FF				
61-20-553-008	211 MAPLE DR	1/3/2025	267000	267000	129100	48.35205993	270371	58167	61538	75.046652	132	0.242	0.242	775.077881	240359.5041	5.517894953	80	00009	08-LINDENGROVE/LINDENORCHARD	0	1	401	820	FF				
61-20-553-022	400 MAPLE DR	3/5/2024	268000	268000	107900	40.26119403	250183	79355	61538	75.046652	132	0.242	0.242	1057.40893	327913.2231	7.527851771	80	00009	08-LINDENGROVE/LINDENORCHARD	0	1	401	820	FF				
61-20-579-017	412 LINDENWOOD DR	6/27/2024	327900	327900	160500	48.94784995	339405	65628	77133	94.06522	147	0.415	0.415	697.686137	158139.759	3.630389326	123	00009	08-LINDENGROVE/LINDENORCHARD	0	1	401	820	FF				
Totals:			1097900	1097900	496000		1092227	292734	287061	350.075341			1.435	1.435														
			Sale. Ratio =>		45.17715639		Average		per FF=>		836.202856		Average		per Net Acre=>		203995.82		Average		per SqFt=>		4.683099605					

RESIDENTIAL LAND ANALYSIS
08-LINDENGROVE/LINDENORCHARD
4/1/2023 - 3/31/2025

2023 780 FF
2024 820 FF
2025 820 FF

2026 830 FF

Removed High Outlier

61-20-553-003	401 MAPLE DR	9/25/2024	290000	290000	109300	37.68965517	228032	123506	61538	75.046652	132	0.242	0.242	1645.72298	510355.3719	11.7161472	80	00009	08-LINDENGROVE/LINDENORCHARD	0	1	401	820	FF			
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual			Other Parcels in			Rate Group 1	Rate Group 2	Rate Group 3										
																	Front	ECF Area	Sale	Land Table	Gravel	Paved				Class									
61-20-501-013	502 N BRIDGE ST	11/18/2024	216500	216500	93900	43.37182448	196316	97393	77209	107.234256	297	0.443	0.443	908.226565	219848.7585	5.047033023	65	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF												
61-20-501-017	514 N BRIDGE ST	11/22/2023	210000	210000	87600	41.71428571	206315	81367	77682	107.891138	297	0.45	0.45	754.158326	180815.5556	4.150953984	66	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF												
61-20-501-029	808 N BRIDGE ST	3/11/2024	267000	267000	117600	44.04494382	281174	38778	52952	73.543974	138	0.209	0.209	527.276375	185540.6699	4.259427683	66	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF												
61-20-505-003	913 N BRIDGE ST	12/20/2023	127500	127500	57500	45.09803922	134122	39370	45992	63.877756	130	0.149	0.149	616.333485	264228.1879	6.065844534	50	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF												
61-20-508-004	220 BLYTHE AVE	4/25/2023	282500	282500	92400	32.7079646	234458	107850	59808	83.066239	138	0.317	0.317	1298.36142	340220.8202	7.810395321	100	00009	12-SLEEMAN	0	1	401	720 FF												
61-20-551-015	401 W BROAD ST	10/2/2024	206000	206000	108100	52.47572816	225447	41363	60810	84.458476	182	0.276	0.276	489.743623	149865.942	3.440448623	66	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF												
61-20-551-056	305 W BROAD ST	3/19/2025	80000	80000	47500	59.375	100531	68938	89469	124.26317	241	0.675	0.675	554.774194	102130.3704	2.344590688	122	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF												
61-20-551-057	411 N BRIDGE ST	7/12/2024	235000	235000	94800	40.34042553	198463	104628	88091	122.348658	164.89	0.719	0.719	855.162629	145518.7761	3.340651425	190	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF	720 FF											
61-20-552-014	212 E BROAD ST	1/26/2024	271000	271000	122800	45.31365314	286509	39484	54993	76.378894	142	0.228	0.228	516.949093	173175.4386	3.975561033	70	00010	10-BROAD/BRIDGE ON MAIN STS	0	1	401	720 FF												
Totals:			1895500	1895500	822200		1863335	619171	607006	843.062561		3.466	3.466																						
			Sale. Ratio =>			43.37641783			Average			per FF=>			734.4306682			Average			per Net Acre=>			178641.4			Average			per SqFt=>			4.101041629		
			Std. Dev. =>			7.498043814			per FF=>			734.4306682			per Net Acre=>			178641.4			per SqFt=>			4.101041629											

Residential Land Analysis

10-Broad/Bridge on Main & 12-Sleeman Ran Together
4/1/2023 - 3/31/2025
Group 2

2026 730 FF

2024 680 FF
2025 720 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
61-18-400-008	W ROLSTON RD	8/1/2023	157500	157500	35100	22.28571429	103099	157500	103099	641.84	501.5	8.86	8.86	245.388259	17776.5237	0.408092831	641.84	00009		11-LARGE TRACTS-RES/DEV.	1	1	10/18/2017	402				
53-25-100-081	1275 DALJNER RD	7/16/2021	200000	200000	82800	41.4	217093	48376	65469	163.67197	414	1.407	1.407	295.566801	34382.37385	0.789310694	148	25SEC		RM&B- SEC 25,26,35,36, 34	0	0	6/9/2021	401	400	FF		
53-25-200-017	15068 EDDY LAKE RD	11/1/2022	274900	274900	117800	42.85194616	304879	26309	56288	140.72034	500	1.263	1.263	186.959466	20830.56215	0.478203906	110	25SEC		RM&B- SEC 25,26,35,36, 34	0	0	6/21/2021	401	400	FF		
53-25-200-032	15055 BRET DR	12/16/2022	300000	300000	120700	40.23333333	295446	69409	64855	162.13736	595	1.707	1.707	428.087639	40661.39426	0.933457168	125	25SEC		RM&B- SEC 25,26,35,36, 34	0	0	6/15/2021	401	400	FF		
53-34-300-010	16495 JENNINGS RD	12/20/2024	169000	169000	66800	39.52662722	166277	41364	38641	96.602946	300	0.551	0.551	428.185699	75070.7804	1.72338798	80	34SEC		RM&B- SEC 25,26,35,36, 34	0	1	8/23/1991	401	400	FF		
53-34-300-020	3474 W SHIAWASSEE A	3/17/2022	225000	225000	94900	42.17777778	290435	6222	71657	179.14267	411	1.651	1.651	34.7320933	3768.625076	0.086515727	175	34SEC		RM&B- SEC 25,26,35,36, 34	0	1	7/25/2023	401	400	FF	400 FF	
53-35-300-028	828 ALPINE TRL	5/9/2022	270000	270000	104300	38.62962963	244564	66276	40840	102.09945	125	0.362	0.362	649.131828	183082.8729	4.203004429	126	35SEC		RM&B- SEC 25,26,35,36, 34	0	0	8/23/1992	401	400	FF		
53-36-400-027	1051 SWAN LN	1/11/2023	291000	291000	101900	35.01718213	331505	19221	59726	149.31521	142.68	0.706	0.671	128.727675	27225.21246	0.625004878	205	36SEC		RM&B- SEC 25,26,35,36, 34	1	0	8/1/2022	401	400	FF	400 FF	
61-20-200-014	E ROLSTON RD	6/23/2023	675000	675000	99600	14.75555556	171600	675000	151600	0	0	14.96	14.96	#DIV/0!	45120.32086	1.035820038	0	00009		11-LARGE TRACTS-RES/DEV.	0	1	10/18/2017	402				
61-20-506-048	152 W ROLSTON RD	4/26/2022	510000	510000	184400	36.15686275	405104	187424	86528	0	0	5.638	5.64	#DIV/0!	33242.99397	0.763154132	0	00009		11-LARGE TRACTS-RES/DEV.	0	1	8/26/2019	401				
Totals:			3072400	3072400	1008300		2534002	1297101																				
					Sale. Ratio =>	32.81799245	Average					Average					Average											
					Std. Dev. =>	9.351733154	per FF=>					per Net Acre=>					per SqFt=>											
										793.07689	34957.58					0.802515607												

RESIDENTIAL LAND ANALYSIS

2023 50,000
2024 41,600
2025 34,600

11-LARGE TRACK/ACREAGE

2026 34,900 /ACRE

SET AS INDICATED

Due to lack of acreage sales, also used City of Fenton's RM & B Land table data that is representative of acreage parcels
4 year study

4/1/2021 - 3/30/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate	Rate	Rate			
																								Group 1	Group 2	Group 3			
61-17-300-004	1117 N BRIDGE ST	11/12/2021	230000	230000	83100	36.130435	257893	59515	87408	156.08	395	1.179	1.179	381.3109	50479.21968	1.158843427	130	'00010		13-OUTLYING	0	1	401	560	FF				
61-20-400-011	236 RIPLEY RD	6/29/2022	280000	280000	99100	35.392857	256280	96536	72816	130.02	254	0.834	0.834	742.4704	115750.5995	2.657268125	143	'00009		13-OUTLYING	1	0	401	560	FF				
61-20-400-015	805 E SILVER LAKE RD	4/23/2021	190000	190000	77800	40.947368	230845	68844	79689	142.3	405	0.93	0.93	483.7948	74025.80645	1.699398679	100	'00009		13-OUTLYING	0	1	401	560	FF				
61-20-400-047	222 E SILVER LAKE RD	8/31/2021	398000	398000	135800	34.120603	368797	94799	65596	117.13	177	0.703	0.703	809.3486	134849.2176	3.095712067	173	'00009		13-OUTLYING	0	1	401	560	FF				
61-21-551-005	14453 RIPLEY RD	12/15/2022	301000	301000	121600	40.398671	304433	50281	53714	95.91	187	0.421	0.421	524.2519	119432.304	2.741788431	98	'00009		13-OUTLYING	1	1	401	560	FF				
Totals:			1399000	1399000	517400		1418248	369975	359223	641.44		4.067	4.067																
						Sale. Ratio =>	36.98356	Average						Average		Average													
						Std. Dev. =>	3.0810182	per FF=>						per Net Acre=>		per SqFt=>													
								576.7882						90970		2.088383895													

RESIDENTIAL LAND ANALYSIS

	2023	575	2026	575
13-OUTLYING	2024	590	SET AS INDICATED	
	2025	560	4-YEAR ANALYSIS DUE TO LACK OF SALES	
4/1/2021 - 3/31/2025				

REMOVED OUTLIERS

61-17-300-005	1119 N BRIDGE ST	8/7/2024	123000	123000	87900	71.463415	175622	105169	157791	290.35	790	2.131	1.587	362.2146	49351.94744	1.132964817	235	'00010	61-17-300-006	13-OUTLYING	0	1	401	560	FF
61-20-506-035	W ROLSTON RD	4/26/2022	36900	36900	9100	24.661247	30748	36900	30748	183.02	460	1.69	1.69	201.6173	21834.31953	0.501247005	160	'00009		13-OUTLYING	0	1	402	560	FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3	
61-30-626-005	248 PINE VALLEY CT	5/16/2024	285000	285000	139900	49.087719	291798	77422	84220	142.7454	110	0.225	0.225	542.37827	344097.778	7.899398021	89	00035		16-PINE VALLEY CONDO	0	1	401	590 FF			
61-30-626-015	328 PINE VALLEY CT	7/19/2024	349900	349900	127200	36.353244	264564	109222	73886	125.2299	105	0.164	0.164	872.17202	665987.805	15.28897624	68	00035		16-PINE VALLEY CONDO	0	1	401	590 FF			
61-30-626-013	349 PINE VALLEY CT	11/25/2024	310000	310000	148200	47.806452	309307	97701	97008	164.42	150	0.296	0.296	594.21586	330070.946	7.577386271	86	00035		16-PINE VALLEY CONDO	0	1	401	590 FF			
61-30-626-018	310 PINE VALLEY CT	6/29/2023	300000	300000	140900	46.966667	324495	66761	91256	154.672	128	0.264	0.264	431.62946	252882.576	5.805385118	90	00035		16-PINE VALLEY CONDO	0	1	401	590 FF			
Totals:			1244900	1244900	556200		1190164	351106	346370	587.0673		0.949	0.949														
					Sale. Ratio =>	44.678287	Average					Average															
					Std. Dev. =>	5.8653881	per FF=>					598.0677					per Net Acre=>					369974.7					
										per SqFt=>					8.493450648												

RESIDENTIAL LAND ANALYSIS

16-PINE VALLEY CONDO
2023 380 FF
2024 520 FF
2025 590 FF
4/1/2023 - 3/31/2025

2026 590
SET AS INDICATED
* ROUNDED DOWN, CONSISTENT ACROSS CITY STUDIES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
61-19-576-009	222 HYATT LN	6/15/2021	225000	225000	75700	33.644444	223827	98384	77211	79.599	198	0.364	0.364	1235.9955	270285.7143	6.204906205	80	00009		17-HYATTLANE/BRYRUM-NO	0	1	401	970 FF HYATT		
61-19-576-008	220 HYATT LN	5/10/2021	179900	179900	64400	35.797665	204655	72456	77211	79.599	198	0.364	0.364	910.26275	199054.9451	4.569672751	80	00009		17-HYATTLANE/BRYRUM-NO	0	1	401	970 FF HYATT		
61-30-200-017	231 HYATT LN	6/21/2021	188000	188000	66500	35.37234	200318	81923	74241	76.53757	145	0.336	0.336	1070.3632	243818.4524	5.597301478	101	00009		17-HYATTLANE/BRYRUM-NO	0	1	401	970 FF HYATT		
61-30-200-021	235 HYATT LN	10/3/2024	261000	261000	140500	53.831418	286586	97417	123003	126.8069	300	0.923	0.923	768.23082	105543.8787	2.422954055	134	00009		17-HYATTLANE/BRYRUM-NO	0	1	401	970 FF HYATT		
Totals:			853900	853900	347100		915386	350180	351666	362.5425		1.987	1.987													
					Sale. Ratio =>	40.648788	Average					Average														
					Std. Dev. =>	9.4924115	per FF=>					965.9005	per Net Acre=>		176235.5	per SqFt=>		4.045811087								

RESIDENTIAL LAND ANALYSIS

17-HYATTLANE/BRYRUM-NO FRONT- 4 YEAR ANALYSIS

2023 1000 FF

2024 1000 FF

4/1/2021 - 3/31/2025

2025 970 FF-4 YEAR ANALYSIS

2026 960 FF

SET AS INDICATED

*ROUNDED DOWN, CONSISTENT ACROSS CITY STUDIES

2 Year Sales study has minimal sales, extended to 4-year

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total			Actual Front	ECF Area	Other Parcels in Sale	Land Table	Inspected		Rate Class	Rate Group 1	Rate Group 2	Rate Group 3	
													Acres	Dollars/FF	Dollars/Acre					Dollars/SqFt	Gravel					Paved
53-23-200-007	DARTS DR	11/1/2022	725000	49731	22300	44.841246	61680	17645	29594	44.83917	45	0.067	0.067	393.51754	263358.209	6.045872566	65	NRLAK	GRP15- NEAR LAKE PROPERTIES	0	1	10/7/2020	401	660	FF	
53-23-400-019	2071 S LONG LAKE RD	12/16/2021	180000	180000	69400	38.555556	209901	46611	76512	115.9267	660	1	1	402.07307	46611	1.070041322	66	NRLAK	GRP15- NEAR LAKE PROPERTIES	0	1	9/15/2020	401	660	FF	
53-23-400-045	14566 APPLETREE LN	2/23/2022	10000	10000	8300	83	33000	10000	33000	100	200	0.459	0.459	100	21786.49237	0.500149044	100	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/8/2020	402	660	FF	
53-23-577-009	2201 S LONG LAKE RD	12/9/2021	206700	206700	76300	36.913401	208574	47626	49500	75	150	0.258	0.258	635.01333	184596.8992	4.23776169	75	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	660	FF	
53-23-577-018	14401 APPLETREE LN	10/8/2021	228000	228000	88400	38.77193	237716	39784	49500	75	150	0.258	0.258	530.45333	154201.5504	3.539980496	75	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/1/2020	401	660	FF	
53-23-577-018	14451 APPLETREE LN	4/19/2024	260000	260000	112300	43.192308	237716	71784	49500	75	150	0.258	0.258	957.12	278232.5581	6.387340637	75	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/1/2020	401	660	FF	
53-23-577-025	14457 APPLETREE LN	9/22/2022	229000	229000	84400	36.855895	236025	42475	49500	75	150	0.258	0.258	566.33333	164631.7829	3.779425687	75	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/1/2020	401	660	FF	
53-23-577-043	14474 SWANEE BEACH DR	3/3/2023	234500	234500	89400	38.123667	251897	35947	53344	80.82465	161	0.299	0.299	444.75294	120224.0803	2.759965112	81	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/4/2020	401	660	FF	
53-23-577-061	2194 ORCHARD LAKE DR	8/30/2023	270000	270000	103700	38.407407	263558	57060	50618	76.6941	156	0.272	0.272	743.99467	209779.4118	4.81587263	76	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	660	FF	
53-23-577-068	14416 APPLETREE LN	5/15/2023	257000	257000	90200	35.097276	232096	78002	53098	80.45189	214	0.339	0.339	969.54843	230094.3953	5.282240479	69	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/2/2020	401	660	FF	
53-23-577-077	14453 SWANEE BEACH DR	7/20/2022	230000	230000	81000	35.217391	230433	52533	52966	80.25171	182	0.313	0.313	654.60286	167837.0607	3.85300874	75	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/9/2020	401	660	FF	
53-23-577-080	14429 SWANEE BEACH DR	10/13/2023	255308	255308	97300	38.110831	251123	64070	59885	90.73481	219	0.412	0.412	706.12369	155509.7087	3.570011679	82	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/9/2020	401	660	FF	
53-23-577-083	2201 ORCHARD LAKE DR	12/17/2021	255000	255000	100400	39.372549	270780	41593	57373	86.92862	163	0.337	0.337	478.47302	122421.365	2.833364669	90	LKFEN	GRP3- SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	660	FF	
53-23-579-003	14302 SWANEE BEACH DR	9/30/2021	235000	235000	86100	36.636298	294327	14455	73782	111.7908	275	0.631	0.631	129.30406	22908.08241	0.525897209	100	SWANE	GRP3- SWANEE BCH, LF ORCH,	0	1	9/25/2020	401	660	FF	
53-23-579-003	14302 SWANEE BEACH DR	2/13/2024	270000	270000	105700	39.148148	294327	49455	73782	111.7908	275	0.631	0.631	442.38894	78375.59429	1.798256067	100	SWANE	GRP3- SWANEE BCH, LF ORCH,	0	1	9/25/2020	401	660	FF	
53-34-100-009	16010 JENNINGS RD	9/15/2023	300000	300000	128800	42.933333	343960	28388	72348	109.6176	260	0.597	0.597	258.97308	47551.08878	1.091622791	100	NRLAK	GRP15- NEAR LAKE PROPERTIES	0	0	4/23/2024	401	660	FF	
Totals:			4145508	3470239	1344000		3657113	697428	884302	1389.851		6.389	6.389													
			Sale. Ratio =>		38.729321		Average		per FF=>		501.8006		Average		per Net Acre=>		109161		Average		per SqFt=>		2.505985882			

RESIDENTIAL LAND ANALYSIS

2023: 390 FF
2024: 400 FF
2025: 500 FF

2026 500 FF
SET AS INDICATED BY STUDY
LACK OF SALES IN CITY OF LINDEN, COMPARABLE TO NEAR LAKEFRONT HOMES IN CITY OF FENTON
USED GP3 & GP15 SALES WITH LINDEN 4 YEAR STUDY TO STABILIZE MARKET

4/1/2021 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3		
61-19-676-005	133 FOX RUN CT	3/15/2024	355000	355000	147600	41.5774648	329121	92879	77000	103	158	0.374	0.374	901.73786	248339.5722	5.701092107	103	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-032	454 CHESTNUT WAY	10/6/2023	272500	272500	129800	47.6330275	281151	68349	77000	119	120	0.328	0.328	574.36134	208381.0976	4.783771753	119	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-041	270 SWEET BRIAR RDG	7/3/2024	350000	350000	169300	48.3714286	341177	85823	77000	120	183	0.504	0.504	715.19167	170283.7302	3.909176542	120	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-054	342 SWEET BRIAR RDG	8/24/2023	315000	315000	133900	42.5079365	290167	101833	77000	80	160	0.294	0.294	1272.9125	346370.7483	7.951578244	80	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-110	494 SWEET BRIAR RDG	6/12/2024	285000	285000	127500	44.7368421	256784	105216	77000	80	123	0.226	0.226	1315.2	465557.5221	10.68773008	80	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-122	397 LYDIA LN	12/15/2023	290000	290000	140900	48.5862069	305534	61466	77000	87	130.5	0.261	0.261	706.50575	235501.9157	5.406380067	87	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
Totals:			1867500	1867500	849000		1803934	515566	462000	589		1.987	1.987															
			Sale. Ratio =>		45.4618474		Average		Average		Average		Average		Average		Average		Average		Average		Average		Average		Average	
			Std. Dev. =>		3.07285869		per FF=>		875.3243		per Net Acre=>		259469.6		per SqFt=>		5.956601288											

RESIDENTIAL LAND ANALYSIS

				LR \$85,927.67
	2023	71,000	Site	2026
35-CHESTNUT GROVE & PINE VALLEY CON	2024	77,000	site	***ROUNDED DOWN
	2025	77,000	site	

4/1/2023 - 3/31/2025

REMOVED HIGH OUTLIERS

61-19-676-010	173 CHESTNUT WAY	8/30/2024	352000	352000	140100	39.8011364	282017	146983	77000	92	184.5	0.39	0.39	1597.6413	376879.4872	8.651962516	92	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-021	214 CHESTNUT WAY	10/2/2024	340000	340000	130400	38.3529412	273843	143157	77000	87	193	0.385	0.385	1645.4828	371836.3636	8.53618833	87	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-058	398 LYDIA LN	7/26/2024	345000	345000	136400	39.5362319	274600	147400	77000	80	160	0.294	0.294	1842.5	501360.5442	11.50965437	80	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-068	421 SWEET BRIAR RDG	5/17/2024	400000	400000	168200	42.05	338964	138036	77000	82.5	122	0.231	0.231	1673.1636	597558.4416	13.71805421	82.5	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-048	357 SWEET BRIAR RDG	6/7/2024	385000	385000	162600	42.2337662	327652	134348	77000	88	90	0.182	0.182	1526.6818	738175.8242	16.94618513	88	00035		35-CHESTNUT GROVE & PINE '	0		1	401				
61-19-676-075	507 TANIA TRL	7/1/2024	357000	357000	148400	41.5686275	299112	134888	77000	122.5	122	0.343	0.343	1101.1265	393259.4752	9.027995299	122.5	00035		35-CHESTNUT GROVE & PINE '	0		1	401				

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate	Rate	Rate
																								Group 1	Group 2	Group 3
61-21-651-017	274 ROCKWAY DR	3/7/2025	318000	318000	162300	51.037736	328364	44636	55000	81.36	135	0.252	0.252	548.6234	177126.984	4.066276036	81.36	00003		36-SADDLEBROOK FARMS	0	1	401			
61-21-651-022	324 ROCKWAY DR	12/26/2024	310000	310000	153000	49.354839	313783	51217	55000	80	120	0.22	0.22	640.2125	232804.545	5.344456966	80	00003		36-SADDLEBROOK FARMS	0	1	401			
61-21-651-029	394 SADDLEBROOK DR	9/30/2024	309000	309000	142500	46.116505	292502	71498	55000	83.5	121	0.232	0.232	856.26347	308181.034	7.074863051	83.5	00003		36-SADDLEBROOK FARMS	0	1	401			
61-21-651-090	465 HAYSTACK DR	2/14/2024	260000	260000	115700	44.5	255347	59653	55000	80	120	0.22	0.22	745.6625	271150	6.224747475	80	00003		36-SADDLEBROOK FARMS	0	1	401			
61-21-651-126	655 ROCKWAY DR	4/5/2024	329000	329000	162000	49.240122	331770	52230	55000	95	125	0.273	0.273	549.78947	191318.681	4.392072574	95	00003		36-SADDLEBROOK FARMS	0	1	401			
Totals:			1526000	1526000	735500		1521766	279234	275000	419.86		1.197	1.197													
						Sale. Ratio =>	48.197903	Average			Average		Average													
						Std. Dev. =>	2.6639474	per FF=>			665.0645	per Net Acre=>		233278.2	per SqFt=>			5.355330475								

RESIDENTIAL LAND ANALYSIS

2023	32000	LR=	55846.8
2024	50000	2026	55,000
2025	55000		

36-SADDLEBROOK FARMS

4/1/2023 - 3/31/2025

REMOVED OUTLIERS

61-21-651-018	284 ROCKWAY DR	5/31/2024	355000	355000	143100	40.309859	293440	116560	55000	90	140	0.3	0.289	1295.1111	388533.333	8.91949801	90	00003		36-SADDLEBROOK FARMS	0	1	401			
61-21-651-098	664 HAYSTACK DR	9/30/2024	292000	292000	119400	40.890411	244977	102023	55000	116	100	0.23	0.266	879.50862	443578.261	10.18315567	116	00003		36-SADDLEBROOK FARMS	0	1	401			
61-21-651-005	154 ROCKWAY DR	4/25/2024	285000	285000	118800	41.684211	243733	96267	55000	80	120	0.22	0.22	1203.3375	437577.273	10.04539194	80	00003		36-SADDLEBROOK FARMS	0	1	401			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
61-29-601-002	112 CREEKWOOD CIR	9/8/2023	260000	260000	103900	39.961538	240131	79869	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-003	122 CREEKWOOD CIR	4/10/2023	257500	257500	108000	41.941748	249921	67579	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-004	126 CREEKWOOD CIR	11/8/2024	263500	263500	115400	43.795066	248842	74658	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-007	150 CREEKWOOD CIR	7/2/2024	265000	265000	120000	45.283019	258618	66382	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-014	135 CREEKWOOD CIR	6/9/2023	267000	267000	110900	41.535581	256220	70780	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-025	191 INGLEWOOD CT	8/23/2024	290700	290700	140500	48.331613	301340	49360	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-029	207 INGLEWOOD CT	11/27/2024	300000	300000	136700	45.566667	293348	66652	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-044	166 CREEKWOOD CIR	11/21/2023	310000	310000	124000	40	285941	84059	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-046	158 CREEKWOOD CIR	10/17/2023	270000	270000	119200	44.148148	275397	54603	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-062	239 CREEKWOOD CIR	5/1/2023	326500	326500	0	0	322691	63809	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-067	259 CREEKWOOD CIR	4/13/2023	279000	279000	131400	47.096774	302402	36598	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
61-29-601-077	264 CREEKWOOD CIR	11/9/2023	290000	290000	132400	45.655172	305207	44793	60000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00050		50-CREEKWOOD	0		1	401		
Totals:			3379200	3379200	1342400		3340058	759142	720000	0		0	0													
					Sale. Ratio =>	39.725379	Average per FF=>					#DIV/0!	Average per Net Acre=>					#DIV/0!	Average per SqFt=>					#DIV/0!		
					Std. Dev. =>	12.959667																				

RESIDENTIAL LAND ANALYSIS

2023 47,000 Site
2024 50,000 Site
2025 60,000 Site

LR/6= 63261.833
2026 60,000

4/1/2023 - 3/31/2025

REMOVED HIGH OUTLIER

61-29-601-063 243 CREEKWOOD CIR 6/20/2023 329900 329900 129600 39.284632 298351 91549 60000 0 0 0 0 #DIV/0! #DIV/0! #DIV/0! 0 00050 50-CREEKWOOD 0 1 401

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels			Rate Group 1	Rate Group 2	Rate Group 3
																			Land Table	Gravel	Paved			
61-17-651-001	101 CRESCENT AVE	6/1/2023	249000	249000	34400	13.815261	247705	31295	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-002	103 CRESCENT AVE	6/26/2023	249000	249000	34400	13.815261	247705	31295	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-002	103 CRESCENT AVE	6/27/2023	249215	249215	34400	13.8033425	247705	31510	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-004	107 CRESCENT AVE	7/25/2023	249000	249000	34400	13.815261	247705	31295	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-005	109 CRESCENT AVE	6/16/2023	249200	249200	24800	9.95184591	247705	31495	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-006	111 CRESCENT AVE	6/16/2023	252575	252575	24800	9.81886568	247705	34870	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-007	113 CRESCENT AVE	6/16/2023	249000	249000	24800	9.95983936	247705	31295	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-008	115 CRESCENT AVE	6/16/2023	250150	250150	24800	9.91405157	247705	32445	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-011	120 CRESCENT AVE	7/28/2023	249000	249000	115400	46.3453815	247066	31934	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	1	401
61-17-651-014	126 CRESCENT AVE	5/8/2023	249000	249000	115400	46.3453815	245198	33802	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	1	401
61-17-651-015	128 CRESCENT AVE	5/19/2023	249000	249000	115400	46.3453815	245198	33802	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	1	401
61-17-651-024	129 CRESCENT AVE	9/20/2024	265000	265000	26300	9.9245283	251634	43366	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-025	127 CRESCENT AVE	9/20/2024	265000	265000	26300	9.9245283	251634	43366	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-026	125 CRESCENT AVE	9/20/2024	265000	265000	26300	9.9245283	251634	43366	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-027	123 CRESCENT AVE	9/20/2024	265000	265000	26300	9.9245283	251634	43366	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-028	121 CRESCENT AVE	9/19/2024	265000	265000	26300	9.9245283	251634	43366	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-029	119 CRESCENT AVE	9/20/2024	258000	258000	26300	10.1937984	251634	36366	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
61-17-651-030	117 CRESCENT AVE	9/19/2024	268925	268925	26300	9.77967835	251634	47291	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	00052			52-SANDAL WOOD VILLAGE	0	0	401
Totals:			4596065	4596065	767100		4480540	655525	540000	0	0	0	0											
					Sale. Ratio =>	16.6903645	Average					Average												
					Std. Dev. =>	13.6630656	per FF=>					#DIV/0!	per Net Acre=>					#DIV/0!	per SqFt=>					#DIV/0!

RESIDENTIAL LAND ANALYSIS

LR/16= 36418.06
2026 35,000

52-SANDAL WOOD VILLAGE
2023: 25,000 SITE
2024: 28,000 SITE
4/1/2023 - 3/31/2025 2025: 30,000 SITE