

City of Plymouth Residential Land Value Analysis 2024

DONE?	Land Table	2023 FF	2023 Site Value	2024 Rec FF	2024 Rec Site Value	2024 FF	2024 Site Value	Comments
X	C-550 MAIN STREET SQUARE CONDOS	MOVED TO MAIN ST SQ AND PARKSIDE						
X	R-030 BIRCH ESTATES	\$ 1,400	N/A	\$ 1,410	N/A	\$ 1,400	N/A	
X	R-040 BROOKVIEW & MAPLECROFT HOMES	\$ 2,000	N/A	\$ 1,917	N/A	\$ 1,900	N/A	
X	R-060 CENTRAL OLDER HOMES	\$ 1,400	N/A	\$ 1,376	N/A	\$ 1,400	N/A	
X	R-100 FRED GARLING/PARK ENTRANCE	\$ 900	N/A	\$ 881	N/A	\$ 880	N/A	
X	R-110 HOLBROOK & ROSE HOMES	\$ 1,350	N/A	\$ 1,597	N/A	\$ 1,600	N/A	
X	R-120 HOUGH PARK PROPERTIES	\$ 1,950	N/A	\$ 1,957	N/A	\$ 1,950	N/A	
X	R-130 LOWER TOWN/OLD VILLAGE-RES	\$ 1,300	N/A	\$ 1,254	N/A	\$ 1,250	N/A	
X	R-150 NEW ENGLAND VILLAGE HOMES	\$ 1,100	N/A	\$ 1,152	N/A	\$ 1,150	N/A	
X	R-170 PARKLANE/ARBOR CROFT SUB	\$ 1,350	N/A	\$ 1,539	N/A	\$ 1,550	N/A	
X	R-180 PENN/ANN ARBOR TRAIL CORRIDOR	\$ 1,800	N/A	\$ 1,834	N/A	\$ 1,800	N/A	
X	R-250 S HARVEY ST CORRIDOR	\$ 1,800	N/A	\$ 1,951	N/A	\$ 1,950	N/A	
X	R-260 SUNSET/BLUNK-N OF FARMER	\$ 1,700	N/A	\$ 1,910	N/A	\$ 1,900	N/A	
X	R-265 SUNSET/BLUNK-S OF FARMER	\$ 1,800	N/A	\$ 1,981	N/A	\$ 1,980	N/A	
X	R-270 SYMAR	\$ 950	N/A	\$ 1,391	N/A	\$ 1,390	N/A	
X	R-500 ARBOR TRAIL/MARIA DR CONDOS	N/A	\$ 45,000	N/A	\$ 45,099	N/A	\$ 45,000	
X	R-510 CARRIAGE COURT CONDOS	N/A	\$ 62,500	N/A	\$ 76,376	N/A	\$ 76,400	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD 4.1.2020 TO 10.1.2023
X	R-530 CRESTWOOD PARK CONDOS	N/A	\$ 22,500	N/A	\$ 24,681	N/A	\$ 24,700	
X	R-540 MILL TOWN SQUARE CONDOS	N/A	\$ 47,000	N/A	\$ 46,388	N/A	\$ 46,400	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD 4.1.2020 TO 10.1.2023
X	R-560 PINWOOD VILLAGE CONDOS	N/A	\$ 32,500	N/A	\$ 41,776	N/A	\$ 41,800	
X	R-570 PLYMOUTH PARK WEST CONDOS	N/A	\$ 35,000	N/A	\$ 35,675	N/A	\$ 35,700	
X	R-580 PLYMOUTH SQUARE & TONQUISH CONDOS	N/A	\$ 18,000	N/A	\$ 17,969	N/A	\$ 18,000	
X	R-590 PLYMOUTH TRAIL/CASA GRANDE CONDOS	N/A	\$ 45,000	N/A	\$ 79,955	N/A	\$ 79,900	
X	R-600 RIVEROAKS CONDOS	N/A	\$ 35,000	N/A	\$ 54,384	N/A	\$ 54,400	
X	R-610 ROYAL YORK CONDOS	N/A	\$ 47,000	N/A	\$ 51,307	N/A	\$ 51,300	
X	R-620 THE MEADOWS CONDOS	N/A	\$ 55,000	N/A	\$ 70,049	N/A	\$ 70,050	
X	R-630 TRAIL END CONDOS	MOVED TO 635 - TRAIL END & HOME ON THE TRAIL CONDOS						
X	R-635 TRAIL END & HOME ON THE TRAIL	N/A	\$ 42,500	N/A	\$ 56,321	N/A	\$ 56,300	

R-030 BIRCH ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 04 0005 000	560 ROSS	11/18/2021	\$349,000	PTA	03-ARM'S LENGTH	\$349,000
011 04 0011 000	440 ROSS	05/14/2021	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
011 04 0017 000	545 BYRON	08/05/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000
011 04 0020 000	575 BYRON	08/08/2022	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
011 04 0022 000	595 BYRON	07/23/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000
011 04 0028 000	655 BYRON	08/04/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
011 04 0042 000	580 BYRON	05/28/2021	\$335,000	PTA	03-ARM'S LENGTH	\$335,000
011 04 0047 000	520 BYRON	03/08/2022	\$580,000	PTA	03-ARM'S LENGTH	\$580,000
011 04 0052 000	585 SIMPSON	12/15/2021	\$552,000	PTA	03-ARM'S LENGTH	\$552,000
Totals:			\$3,571,000			\$3,571,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$149,600	42.87	\$347,676	\$82,723	\$81,399	58.1	120.0
\$203,400	45.20	\$473,038	\$122,576	\$145,614	104.0	120.0
\$172,800	57.60	\$388,110	\$35,216	\$123,326	88.1	117.0
\$164,500	42.73	\$368,562	\$115,683	\$99,245	70.9	159.0
\$159,500	49.84	\$370,891	\$54,598	\$105,489	75.3	165.0
\$126,400	42.13	\$317,608	\$59,038	\$76,646	54.7	100.0
\$160,500	47.91	\$373,114	\$50,190	\$88,304	63.1	161.0
\$166,800	28.76	\$453,717	\$218,561	\$92,278	65.9	110.0
\$190,800	34.57	\$471,875	\$175,749	\$95,624	68.3	113.0
\$1,494,300		\$3,564,591	\$914,334	\$907,925	648.5	
Sale. Ratio =>	41.85			Average		
Std. Dev. =>	8.38			per FF=>	\$1,410	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.17	0.17	\$1,423	\$501,352	\$11.51	60.00	'R-030
0.30	0.30	\$1,179	\$414,108	\$9.51	107.33	'R-030
0.25	0.25	\$400	\$143,154	\$3.29	91.66	'R-030
0.24	0.24	\$1,632	\$476,062	\$10.93	66.66	'R-030
0.27	0.27	\$725	\$206,030	\$4.73	70.00	'R-030
0.14	0.14	\$1,079	\$427,812	\$9.82	60.00	'R-030
0.22	0.22	\$796	\$230,229	\$5.29	59.07	'R-030
0.18	0.18	\$3,316	\$1,234,808	\$28.35	70.00	'R-030
0.19	0.19	\$2,573	\$939,834	\$21.58	71.89	'R-030

1.94 1.94

Average		Average	
per Net Acre=>	472,524.03	per SqFt=>	\$10.85

Other Parcels in Sale	Land Table
	BIRCH ESTATES
	BIRCH ESTATES
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R-040 BROOKVIEW & MAPLECROFT HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 02 0007 002	856 COOLIDGE	01/12/2023	\$405,000	PTA	03-ARM'S LENGTH	\$405,000
011 02 0025 000	660 BURROUGHS	04/29/2021	\$440,000	PTA	03-ARM'S LENGTH	\$440,000
011 02 0050 000	627 BURROUGHS	02/04/2022	\$880,000	PTA	03-ARM'S LENGTH	\$880,000
011 02 0076 000	1052 HARDING	11/12/2021	\$464,900	PTA	03-ARM'S LENGTH	\$464,900
011 02 0082 000	1029 ROOSEVELT	06/03/2022	\$675,000	PTA	03-ARM'S LENGTH	\$675,000
011 02 0085 000	963 ROOSEVELT	02/02/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000
011 03 0034 000	1182 ROOSEVELT	03/15/2022	\$340,000	PTA	03-ARM'S LENGTH	\$340,000
Totals:			\$3,674,900			\$3,674,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$204,800	50.57	\$482,557	\$72,443	\$150,000	86.7	179.0
\$229,500	52.16	\$535,277	\$54,723	\$150,000	83.5	132.0
\$284,900	32.38	\$683,850	\$324,427	\$128,277	64.1	153.0
\$236,700	50.91	\$546,808	\$45,993	\$127,901	64.0	180.0
\$259,400	38.43	\$582,864	\$220,037	\$127,901	64.0	180.0
\$236,500	50.32	\$530,896	\$67,005	\$127,901	64.0	180.0
\$135,600	39.88	\$311,852	\$128,217	\$100,069	50.0	125.3
\$1,587,400		\$3,674,104	\$912,845	\$912,049	476.2	
Sale. Ratio =>	43.20			Average		
Std. Dev. =>	7.90			per FF=>	\$1,917	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.32	0.32	\$836	\$229,250	\$5.26	77.00	'R-040
0.25	0.25	\$656	\$220,657	\$5.07	82.00	'R-040
0.21	0.21	\$5,059	\$1,537,569	\$35.30	60.00	'R-040
0.23	0.23	\$719	\$196,551	\$4.51	56.70	'R-040
0.23	0.23	\$3,441	\$940,329	\$21.59	56.70	'R-040
0.23	0.23	\$1,048	\$286,346	\$6.57	56.70	'R-040
0.14	0.14	\$2,563	\$890,396	\$20.44	50.00	'R-040
1.62	1.62					
Average			Average			
per Net Acre=>	563,136.95		per SqFt=>	\$12.93		

Other Parcels in Sale	Land Table
	BROOKVIEW & MAPLECROFT HOMES
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R-060 CENTRAL OLDER HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 04 0025 002	195 S UNION	02/07/2023	\$389,900	PTA	03-ARM'S LENGTH
006 05 0002 000	301 ELIZABETH	09/09/2022	\$230,000	WD	03-ARM'S LENGTH
006 07 0670 000	190 HAMILTON	12/03/2021	\$330,000	PTA	03-ARM'S LENGTH
006 07 0676 002	508 ROE	08/31/2021	\$480,000	PTA	03-ARM'S LENGTH
006 07 0685 000	412 W ANN ARBOR TRL	10/14/2022	\$982,000	PTA	03-ARM'S LENGTH
006 10 0724 000	452 MAPLE	06/30/2022	\$480,000	PTA	03-ARM'S LENGTH
006 10 0771 000	693 MAPLE	11/18/2021	\$830,000	PTA	03-ARM'S LENGTH
006 10 0779 000	592 KELLOGG	01/20/2023	\$560,000	PTA	03-ARM'S LENGTH
006 11 0027 000	741 KELLOGG	11/01/2021	\$300,000	PTA	03-ARM'S LENGTH
006 11 0041 000	709 HARDING	08/03/2021	\$765,000	PTA	03-ARM'S LENGTH
006 12 0796 000	529 KELLOGG	07/29/2022	\$505,000	PTA	03-ARM'S LENGTH
006 12 0814 005	585 HAMILTON	01/31/2022	\$460,000	WD	03-ARM'S LENGTH
006 12 0829 301	302 MAPLE	07/15/2022	\$955,000	PTA	03-ARM'S LENGTH
006 13 0019 000	353 JOY	12/22/2021	\$327,750	PTA	03-ARM'S LENGTH
006 14 0005 000	599 VIRGINIA	03/24/2022	\$310,000	PTA	03-ARM'S LENGTH
006 14 0006 301	585 VIRGINIA	11/12/2021	\$370,000	PTA	03-ARM'S LENGTH
006 14 0022 000	237 MAPLE	05/21/2021	\$326,000	PTA	03-ARM'S LENGTH
007 02 0880 002	145 E ANN ARBOR TRL	08/27/2021	\$290,000	PTA	03-ARM'S LENGTH
007 02 0881 002	173 E ANN ARBOR TRL	10/21/2021	\$305,000	PTA	03-ARM'S LENGTH
007 02 0881 002	173 E ANN ARBOR TRL	10/27/2022	\$370,000	PTA	03-ARM'S LENGTH
007 02 0882 000	191 E ANN ARBOR TRL	06/16/2021	\$315,000	PTA	03-ARM'S LENGTH

Totals: \$9,880,650

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 07 0685 000	412 W ANN ARBOR TRL	04/29/2021	\$765,000	PTA	03-ARM'S LENGTH
006 07 0698 301	294 W ANN ARBOR TRL	02/02/2022	\$1,004,050	PTA	03-ARM'S LENGTH
006 07 0699 301	288 W ANN ARBOR TRL	10/19/2021	\$860,000	PTA	03-ARM'S LENGTH
006 10 0764 001	673 WING	08/09/2021	\$282,000	PTA	03-ARM'S LENGTH
006 13 0009 000	580 FAIRGROUND	01/04/2022	\$250,000	PTA	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$389,900	\$180,100	46.19	\$405,780	\$22,772	\$38,652
\$230,000	\$100,700	43.78	\$221,884	\$63,703	\$55,587
\$330,000	\$172,000	52.12	\$386,588	\$30,424	\$87,012
\$480,000	\$226,900	47.27	\$521,326	\$13,930	\$55,256
\$982,000	\$389,100	39.62	\$934,793	\$134,141	\$86,934
\$480,000	\$161,200	33.58	\$379,112	\$185,732	\$84,844
\$830,000	\$304,000	36.63	\$906,170	\$16,872	\$93,042
\$560,000	\$245,200	43.79	\$551,873	\$69,686	\$61,559
\$300,000	\$146,900	48.97	\$328,498	\$56,269	\$84,767
\$765,000	\$305,700	39.96	\$700,023	\$142,770	\$77,793
\$505,000	\$168,500	33.37	\$384,863	\$166,654	\$46,517
\$460,000	\$198,100	43.07	\$450,144	\$89,794	\$79,938
\$955,000	\$361,600	37.86	\$825,111	\$196,837	\$66,948
\$327,750	\$167,900	51.23	\$379,429	\$24,379	\$76,058
\$310,000	\$157,800	50.90	\$356,647	\$25,086	\$71,733
\$370,000	\$155,600	42.05	\$364,382	\$81,655	\$76,037
\$326,000	\$145,100	44.51	\$326,975	\$63,928	\$64,903
\$290,000	\$149,000	51.38	\$336,911	\$42,268	\$89,179
\$305,000	\$179,600	58.89	\$401,592	\$4,295	\$100,887
\$370,000	\$182,300	49.27	\$401,592	\$69,295	\$100,887
\$315,000	\$155,200	49.27	\$344,514	\$69,627	\$99,141
\$9,880,650	\$4,252,500		\$9,908,207	\$1,570,117	\$1,597,674
	Sale. Ratio =>	43.04			Average
	Std. Dev. =>	6.61			per FF=>

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$765,000	\$378,200	49.44	\$934,793	(\$82,859)	\$86,934
\$1,004,050	\$451,100	44.93	\$1,132,908	(\$36,993)	\$91,865
\$860,000	\$453,700	52.76	\$1,064,853	(\$112,750)	\$92,103
\$282,000	\$161,600	57.30	\$367,041	(\$21,335)	\$63,706
\$250,000	\$151,100	60.44	\$481,228	(\$153,491)	\$77,737

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
27.6	112.0	0.08	0.08	\$825	\$303,627	\$6.97	29.00
39.7	138.0	0.12	0.12	\$1,605	\$517,911	\$11.89	38.93
62.2	142.0	0.20	0.20	\$490	\$154,437	\$3.55	60.36
39.5	174.2	0.14	0.14	\$353	\$97,413	\$2.24	35.83
62.1	135.0	0.19	0.19	\$2,160	\$706,005	\$16.21	61.32
60.6	134.0	0.19	0.19	\$3,065	\$1,003,957	\$23.05	60.00
66.5	133.0	0.20	0.20	\$254	\$83,940	\$1.93	65.96
44.0	132.0	0.13	0.13	\$1,585	\$523,955	\$12.03	43.75
60.5	117.0	0.17	0.17	\$929	\$334,935	\$7.69	62.69
55.6	179.0	0.21	0.21	\$2,570	\$696,439	\$15.99	50.00
33.2	80.0	0.07	0.07	\$5,017	\$2,314,639	\$53.14	39.00
57.1	133.0	0.17	0.17	\$1,573	\$519,040	\$11.92	56.67
47.8	112.8	0.13	0.13	\$4,117	\$1,514,131	\$34.76	50.06
54.3	172.4	0.20	0.20	\$449	\$124,383	\$2.86	49.50
51.2	140.0	0.16	0.16	\$490	\$155,814	\$3.58	50.00
54.3	140.0	0.16	0.17	\$1,503	\$507,174	\$11.64	53.00
46.4	120.0	0.13	0.13	\$1,379	\$488,000	\$11.20	47.60
63.7	97.0	0.16	0.16	\$664	\$270,949	\$6.22	70.16
72.1	116.0	0.20	0.20	\$60	\$21,583	\$0.50	74.83
72.1	116.0	0.20	0.20	\$962	\$348,216	\$7.99	74.83
70.8	134.6	0.22	0.22	\$983	\$322,347	\$7.40	70.00
1,141.1		3.41	3.42				
	Average				Average		
\$1,376	per Net Acre=>		459,905.39		per SqFt=>	\$10.56	

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
62.1	135.0	0.19	0.19	(\$1,334)	(\$436,100)	(\$10.01)	61.32
65.6	299.7	0.34	0.34	(\$564)	(\$108,167)	(\$2.48)	49.90
65.8	300.6	0.34	0.34	(\$1,714)	(\$327,762)	(\$7.52)	49.90
45.5	133.0	0.14	0.14	(\$469)	(\$154,601)	(\$3.55)	45.16
55.5	158.6	0.19	0.19	(\$2,765)	(\$812,122)	(\$18.64)	52.00

ECF Area	Other Parcels in Sale	Land Table
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
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'R-060		CENTRAL OLDER HOMES
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ECF Area	Other Parcels in Sale	Land Table
'R-060		CENTRAL OLDER HOMES
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'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES
'R-060		CENTRAL OLDER HOMES

R-100 FRED GARLING/PARK ENTRANCE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 03 0049 000	340 PARKVIEW	11/12/2021	\$332,500	PTA	03-ARM'S LENGTH	\$332,500
007 03 0062 000	600 PARKVIEW	11/28/2022	\$289,900	PTA	03-ARM'S LENGTH	\$289,900
007 03 0066 000	680 PARKVIEW	11/29/2022	\$252,500	PTA	03-ARM'S LENGTH	\$252,500
007 03 0066 000	680 PARKVIEW	07/28/2021	\$215,000	PTA	03-ARM'S LENGTH	\$215,000
007 03 0070 000	760 PARKVIEW	10/20/2021	\$234,900	PTA	03-ARM'S LENGTH	\$234,900
007 03 0071 000	780 PARKVIEW	09/30/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000
007 03 0077 000	195 GARLING	10/17/2022	\$258,000	PTA	03-ARM'S LENGTH	\$258,000
007 03 0090 000	505 PARKVIEW	03/23/2022	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
007 04 0045 000	225 RIVER OAKS	09/17/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
007 04 0046 000	450 LINDSAY	04/04/2022	\$240,000	PTA	03-ARM'S LENGTH	\$240,000
Totals:			\$2,727,800			\$2,727,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$146,200	43.97	\$369,042	\$30,958	\$67,500	75.0	120.0
\$110,700	38.19	\$260,640	\$95,268	\$66,008	73.3	112.1
\$106,700	42.26	\$250,296	\$55,737	\$53,533	59.5	116.9
\$102,600	47.72	\$250,296	\$18,237	\$53,533	59.5	116.9
\$95,600	40.70	\$233,672	\$57,874	\$56,646	62.9	115.0
\$124,500	43.68	\$293,525	\$67,856	\$76,381	84.9	110.0
\$121,500	47.09	\$284,360	\$30,484	\$56,844	63.2	110.0
\$91,600	29.55	\$223,961	\$141,484	\$55,445	61.6	130.0
\$132,000	42.58	\$299,684	\$74,441	\$64,125	71.3	120.0
\$124,000	51.67	\$275,148	\$31,790	\$66,938	74.4	117.0
\$1,155,400		\$2,740,624	\$604,129	\$616,953	685.5	
Sale. Ratio =>	42.36			Average		
Std. Dev. =>	6.01			per FF=>	\$881	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.21	0.21	\$413	\$149,556	\$3.43	75.00	'R-100
0.19	0.19	\$1,299	\$493,617	\$11.33	75.00	'R-100
0.16	0.16	\$937	\$346,193	\$7.95	60.00	'R-100
0.16	0.16	\$307	\$113,273	\$2.60	60.00	'R-100
0.17	0.17	\$920	\$342,450	\$7.86	63.83	'R-100
0.22	0.22	\$800	\$307,041	\$7.05	87.34	'R-100
0.16	0.16	\$483	\$185,878	\$4.27	65.00	'R-100
0.18	0.18	\$2,297	\$790,413	\$18.15	60.00	'R-100
0.20	0.20	\$1,045	\$379,801	\$8.72	71.25	'R-100
0.20	0.20	\$427	\$158,159	\$3.63	75.00	'R-100
1.85	1.85					
Average			Average			
per Net Acre=>	326,203.56		per SqFt=>	\$7.49		

Other Parcels in Sale	Land Table
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE
	FRED GARLING/PARK ENTRANCE

R-110 HOLBROOK & ROSE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
004 03 0005 000	292 N HOLBROOK	01/14/2022	\$347,000	PTA	03-ARM'S LENGTH
004 03 0006 000	276 N HOLBROOK	07/28/2021	\$375,000	PTA	03-ARM'S LENGTH
005 01 0396 000	183 ROSE	04/12/2021	\$277,000	PTA	03-ARM'S LENGTH
005 01 0408 000	201 N MILL	07/15/2022	\$280,000	PTA	03-ARM'S LENGTH
005 01 0422 300	172 N MILL	01/18/2022	\$445,000	PTA	19-MULTI PARCEL ARM'S LENGTH
Totals:			\$1,724,000		

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
004 04 0012 002	225 N HOLBROOK	11/17/2022	\$595,000	PTA	03-ARM'S LENGTH
005 01 0372 000	197 AMELIA	08/24/2021	\$349,000	PTA	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$347,000	\$136,100	39.22	\$332,044	\$86,325	\$71,369
\$375,000	\$129,200	34.45	\$385,386	\$60,824	\$71,210
\$277,000	\$124,500	44.95	\$304,198	\$40,832	\$68,030
\$280,000	\$108,200	38.64	\$254,125	\$92,472	\$66,597
\$445,000	\$165,900	37.28	\$348,333	\$205,307	\$108,640
\$1,724,000	\$663,900		\$1,624,086	\$485,760	\$385,846
	Sale. Ratio =>	38.51			Average
	Std. Dev. =>	3.84			per FF=>

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$595,000	\$302,600	50.86	\$727,712	(\$40,252)	\$92,460
\$349,000	\$199,800	57.25	\$530,214	(\$112,489)	\$68,725

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
52.9	148.0	0.17	0.17	\$1,633	\$507,794	\$11.66	50.00
52.7	147.0	0.17	0.17	\$1,153	\$359,905	\$8.26	50.00
50.4	128.0	0.15	0.15	\$810	\$277,769	\$6.38	50.00
49.3	120.0	0.14	0.14	\$1,875	\$670,087	\$15.38	50.00
98.8	300.0	0.32	0.17	\$2,079	\$641,584	\$14.73	93.00
304.1		0.94	0.80				
\$1,597		Average per Net Acre=>	514,576.27		Average per SqFt=>	\$11.81	

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
68.5	117.0	0.19	0.19	(\$588)	(\$214,106)	(\$4.92)	70.00
50.9	132.0	0.15	0.15	(\$2,210)	(\$740,059)	(\$16.99)	50.00

ECF Area	Other Parcels in Sale	Land Table
'R-110		HOLBROOK & ROSE HOMES
'R-110		HOLBROOK & ROSE HOMES
'R-110		HOLBROOK & ROSE HOMES
'R-110		HOLBROOK & ROSE HOMES
'R-110	005 01 0423 301	HOLBROOK & ROSE HOMES

ECF Area	Other Parcels in Sale	Land Table
'R-110		HOLBROOK & ROSE HOMES
'R-110		HOLBROOK & ROSE HOMES

R-120 HOUGH PARK PROPERTIES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
009 02 0044 000	1354 ELM	03/24/2022	\$1,240,000	PTA	03-ARM'S LENGTH	\$1,240,000
009 02 0144 000	576 S EVERGREEN	06/23/2021	\$800,000	PTA	03-ARM'S LENGTH	\$800,000
009 09 0192 000	1325 ELM	10/22/2021	\$740,000	PTA	03-ARM'S LENGTH	\$740,000
009 09 0193 000	1339 ELM	08/18/2022	\$740,000	PTA	03-ARM'S LENGTH	\$740,000
009 09 0204 000	1320 WOODLAND PL	05/21/2021	\$725,000	PTA	03-ARM'S LENGTH	\$725,000
009 09 0215 000	1470 LINDEN	03/17/2023	\$850,000	PTA	03-ARM'S LENGTH	\$850,000
009 09 0216 000	1440 LINDEN	05/17/2021	\$775,000	PTA	03-ARM'S LENGTH	\$775,000
009 09 0225 000	1321 LINDEN	01/19/2023	\$635,000	PTA	03-ARM'S LENGTH	\$635,000
009 99 0002 000	1490 MAPLE	05/19/2022	\$705,000	PTA	03-ARM'S LENGTH	\$705,000
009 13 0002 000	1230 SHERIDAN	06/24/2022	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000
Totals:			\$8,310,000			\$8,310,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$505,000	40.73	\$1,190,578	\$318,194	\$196,548	100.8	169.0
\$352,000	44.00	\$786,809	\$252,152	\$195,260	100.1	150.0
\$338,500	45.74	\$753,591	\$234,957	\$207,858	106.6	150.0
\$332,300	44.91	\$767,564	\$222,040	\$207,858	106.6	150.0
\$365,000	50.34	\$817,797	\$153,588	\$200,756	103.0	135.0
\$437,400	51.46	\$971,516	\$137,575	\$201,778	103.5	183.0
\$428,200	55.25	\$838,902	\$215,720	\$234,546	120.3	169.0
\$317,400	49.98	\$698,340	\$160,081	\$185,143	94.9	141.0
\$406,500	57.66	\$913,559	\$38,527	\$194,676	99.8	118.0
\$450,600	40.96	\$1,069,880	\$245,073	\$146,049	74.9	194.0
\$3,932,900		\$8,808,536	\$1,977,907	\$1,970,472	1,010.5	
Sale. Ratio =>	47.33			Average		
Std. Dev. =>	5.78			per FF=>	\$1,957	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.39	0.39	\$3,157	\$820,088	\$18.83	100.00	'R-120
0.36	0.36	\$2,518	\$708,292	\$16.26	103.33	'R-120
0.38	0.38	\$2,204	\$619,939	\$14.23	110.00	'R-120
0.38	0.38	\$2,083	\$585,858	\$13.45	110.00	'R-120
0.34	0.34	\$1,492	\$450,405	\$10.34	110.00	'R-120
0.42	0.42	\$1,330	\$327,560	\$7.52	100.00	'R-120
0.46	0.46	\$1,793	\$465,918	\$10.70	119.33	'R-120
0.32	0.32	\$1,686	\$494,077	\$11.34	100.00	'R-120
0.30	0.30	\$386	\$127,573	\$2.93	111.51	'R-120
0.32	0.32	\$3,272	\$775,547	\$17.80	71.00	'R-120
3.67	3.67					
Average			Average			
per Net Acre=>	539,233.10		per SqFt=>	\$12.38		

Other Parcels in Sale	Land Table
	HOUGH PARK PROPERTIES HOUGH PARK PROPERTIES
	HOUGH PARK PROPERTIES HOUGH PARK PROPERTIES
	HOUGH PARK PROPERTIES HOUGH PARK PROPERTIES
	HOUGH PARK PROPERTIES HOUGH PARK PROPERTIES
	HOUGH PARK PROPERTIES HOUGH PARK PROPERTIES

R-130 LOWER TOWN/OLD VILLAGE-RES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
002 01 0574 001	1101 N MILL	10/07/2021	\$137,700	PTA	03-ARM'S LENGTH	\$137,700
002 01 0574 002	1103 N MILL	03/10/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000
002 01 0587 001	958 STARKWEATHER	09/27/2022	\$235,000	PTA	03-ARM'S LENGTH	\$235,000
002 01 0593 000	253 W PEARL	05/02/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000
003 01 0524 000	259 E PEARL	11/24/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000
003 01 0532 000	1032 N HOLBROOK	04/21/2021	\$940,000	PTA	03-ARM'S LENGTH	\$940,000
003 01 0554 000	1040 N MILL	04/14/2021	\$294,000	PTA	03-ARM'S LENGTH	\$294,000
004 01 0454 000	291 E LIBERTY	04/28/2021	\$210,000	PTA	03-ARM'S LENGTH	\$210,000
004 01 0457 301	784 N HOLBROOK	10/25/2021	\$269,610	PTA	03-ARM'S LENGTH	\$269,610
004 01 0462 302	797 N HOLBROOK	03/16/2022	\$630,000	PTA	03-ARM'S LENGTH	\$630,000
004 01 0474 000	790 N MILL	02/28/2022	\$151,000	PTA	03-ARM'S LENGTH	\$151,000
005 03 0081 000	308 FARMER	12/03/2021	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
005 05 0004 000	297 W LIBERTY	09/09/2022	\$185,888	PTA	03-ARM'S LENGTH	\$185,888
005 05 0017 000	304 W LIBERTY	02/15/2022	\$383,000	PTA	03-ARM'S LENGTH	\$383,000
005 05 0053 000	328 FARMER	02/24/2023	\$275,000	PTA	03-ARM'S LENGTH	\$275,000
005 07 0033 000	405 STARKWEATHER	11/05/2021	\$295,000	PTA	03-ARM'S LENGTH	\$295,000
Totals:			\$5,136,198			\$5,136,198

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$62,000	45.03	\$140,793	\$46,759	\$49,852	38.3	132.0
\$139,200	63.27	\$319,930	\$56,707	\$156,637	120.5	81.7
\$89,600	38.13	\$198,525	\$80,096	\$43,621	33.6	132.0
\$112,300	56.15	\$252,945	\$56,862	\$109,807	84.5	93.0
\$97,300	37.42	\$198,366	\$131,506	\$69,872	53.7	79.8
\$368,100	39.16	\$852,795	\$190,591	\$103,386	79.5	132.7
\$134,800	45.85	\$304,875	\$69,085	\$79,960	61.5	133.2
\$104,200	49.62	\$237,192	\$70,103	\$97,295	74.8	102.0
\$113,000	41.91	\$254,644	\$67,809	\$52,843	40.6	132.0
\$309,600	49.14	\$654,188	\$26,910	\$51,098	39.3	132.0
\$67,500	44.70	\$154,017	\$47,083	\$50,100	38.5	134.0
\$151,900	33.76	\$441,806	\$70,509	\$62,315	47.9	132.0
\$110,300	59.34	\$245,107	\$1,050	\$60,269	46.4	119.3
\$176,400	46.06	\$398,766	\$56,697	\$72,463	55.7	120.0
\$101,500	36.91	\$226,830	\$122,948	\$74,778	57.5	132.0
\$131,800	44.68	\$297,210	\$51,882	\$54,092	41.6	132.0
\$2,269,500		\$5,177,989	\$1,146,597	\$1,188,388	914.1	
Sale. Ratio =>	44.19			Average		
Std. Dev. =>	8.31			per FF=>	\$1,254	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.12	0.12	\$1,220	\$386,438	\$8.87	40.00	'R-130
0.28	0.28	\$471	\$204,718	\$4.70	147.50	'R-130
0.11	0.11	\$2,387	\$755,623	\$17.35	35.00	'R-130
0.21	0.21	\$673	\$265,710	\$6.10	100.00	'R-130
0.12	0.12	\$2,447	\$1,086,826	\$24.95	66.19	'R-130
0.25	0.25	\$2,397	\$756,313	\$17.36	82.81	'R-130
0.20	0.20	\$1,123	\$352,474	\$8.09	63.97	'R-130
0.20	0.20	\$937	\$352,276	\$8.09	85.00	'R-130
0.13	0.13	\$1,669	\$529,758	\$12.16	42.40	'R-130
0.12	0.12	\$685	\$217,016	\$4.98	41.00	'R-130
0.12	0.12	\$1,222	\$382,789	\$8.79	40.00	'R-130
0.15	0.15	\$1,471	\$463,875	\$10.65	50.00	'R-130
0.14	0.14	\$23	\$7,664	\$0.18	50.00	'R-130
0.17	0.17	\$1,017	\$343,618	\$7.89	60.00	'R-130
0.18	0.18	\$2,137	\$675,538	\$15.51	60.00	'R-130
0.13	0.13	\$1,247	\$393,045	\$9.02	43.40	'R-130
2.63	2.63					
Average			Average			
per Net Acre=>	436,134.27		per SqFt=>	\$10.01		

Other Parcels in Sale	Land Table
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
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	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES
	LOWER TOWN/OLD VILLAGE-RES

R-150 NEW ENGLAND VILLAGE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
012 01 0007 000	529 N SHELDON	10/12/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
012 01 0020 000	500 PROVINCETOWN	08/23/2022	\$299,900	PTA	03-ARM'S LENGTH	\$299,900
012 01 0039 000	549 PROVINCETOWN	07/26/2022	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
012 01 0046 000	1553 LEXINGTON	06/29/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000
012 02 0004 000	1767 LEXINGTON	06/16/2022	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
012 02 0007 000	1799 LEXINGTON	03/31/2022	\$430,000	PTA	03-ARM'S LENGTH	\$430,000
012 02 0010 000	477 LEICESTER	03/22/2022	\$281,000	PTA	03-ARM'S LENGTH	\$281,000
012 02 0014 000	565 LEICESTER	11/30/2022	\$416,000	PTA	03-ARM'S LENGTH	\$416,000
012 02 0026 000	1740 NANTUCKET	06/04/2021	\$365,000	PTA	03-ARM'S LENGTH	\$365,000
012 02 0049 000	1767 NANTUCKET	11/18/2022	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
012 02 0057 000	1684 GLOUCESTER	06/24/2021	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
012 02 0058 000	1670 GLOUCESTER	05/17/2022	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
012 02 0067 000	1641 GLOUCESTER	10/23/2021	\$378,000	PTA	03-ARM'S LENGTH	\$378,000
012 02 0069 000	1669 GLOUCESTER	11/10/2021	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
012 02 0079 000	1628 OLD SALEM	04/15/2021	\$445,000	PTA	03-ARM'S LENGTH	\$445,000
012 02 0081 000	1600 OLD SALEM	05/03/2021	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
012 02 0098 000	1767 GLOUCESTER	09/23/2022	\$425,000	PTA	03-ARM'S LENGTH	\$425,000
012 02 0120 000	1627 LEXINGTON	04/15/2022	\$375,000	PTA	03-ARM'S LENGTH	\$375,000
012 02 0123 000	1669 LEXINGTON	06/29/2022	\$445,000	PTA	03-ARM'S LENGTH	\$445,000
Totals:			\$7,134,900			\$7,134,900

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
012 01 0004 000	619 N SHELDON	01/24/2022	\$275,000	PTA	03-ARM'S LENGTH	\$275,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$128,300	41.39	\$289,330	\$86,940	\$66,270	60.2	110.0
\$131,700	43.91	\$289,635	\$76,535	\$66,270	60.2	110.0
\$132,200	44.07	\$290,591	\$75,679	\$66,270	60.2	110.0
\$138,600	42.00	\$304,490	\$97,073	\$71,563	65.1	132.4
\$199,200	44.27	\$442,007	\$79,493	\$71,500	65.0	120.0
\$188,100	43.74	\$427,248	\$82,559	\$79,807	72.6	114.8
\$151,200	53.81	\$342,079	\$10,919	\$71,998	65.5	121.8
\$175,600	42.21	\$388,246	\$99,254	\$71,500	65.0	120.0
\$179,100	49.07	\$407,603	\$28,897	\$71,500	65.0	120.0
\$173,600	45.09	\$383,369	\$76,133	\$74,502	67.7	118.6
\$168,900	44.45	\$378,830	\$72,458	\$71,288	64.8	108.4
\$172,600	46.65	\$381,695	\$59,483	\$71,178	64.7	108.1
\$195,200	51.64	\$427,060	\$16,998	\$66,058	60.1	108.0
\$165,700	44.78	\$376,846	\$59,587	\$66,433	60.4	110.0
\$184,800	41.53	\$421,382	\$92,683	\$69,065	62.8	111.1
\$167,000	43.95	\$376,571	\$72,798	\$69,369	63.1	110.0
\$169,700	39.93	\$375,815	\$113,992	\$64,807	58.9	108.0
\$171,300	45.68	\$378,738	\$65,736	\$69,474	63.2	110.0
\$177,000	39.78	\$391,039	\$128,315	\$74,354	67.6	129.0
\$3,169,800		\$7,072,574	\$1,395,532	\$1,333,206	1,211.9	
Sale. Ratio =>	44.43			Average		
Std. Dev. =>	3.65			per FF=>	\$1,152	

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$153,300	55.75	\$347,910	(\$6,640)	\$66,270	60.2	110.0

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.16	0.16	\$1,443	\$553,758	\$12.71	62.00	'R-150
0.16	0.16	\$1,271	\$487,484	\$11.19	62.00	'R-150
0.16	0.16	\$1,256	\$482,032	\$11.07	62.00	'R-150
0.19	0.19	\$1,492	\$508,236	\$11.67	62.98	'R-150
0.18	0.18	\$1,223	\$444,095	\$10.20	65.00	'R-150
0.19	0.19	\$1,138	\$425,562	\$9.77	73.62	'R-150
0.18	0.18	\$167	\$59,995	\$1.38	65.13	'R-150
0.18	0.18	\$1,527	\$554,492	\$12.73	65.00	'R-150
0.18	0.18	\$445	\$161,436	\$3.71	65.00	'R-150
0.19	0.19	\$1,124	\$411,530	\$9.45	67.99	'R-150
0.17	0.17	\$1,118	\$433,880	\$9.96	67.01	'R-150
0.17	0.17	\$919	\$358,331	\$8.23	66.98	'R-150
0.15	0.15	\$283	\$110,377	\$2.53	62.17	'R-150
0.16	0.16	\$987	\$379,535	\$8.71	62.16	'R-150
0.16	0.16	\$1,476	\$565,140	\$12.97	64.40	'R-150
0.16	0.16	\$1,154	\$443,890	\$10.19	64.90	'R-150
0.15	0.15	\$1,935	\$754,914	\$17.33	61.00	'R-150
0.16	0.16	\$1,041	\$400,829	\$9.20	65.00	'R-150
0.20	0.20	\$1,898	\$658,026	\$15.11	66.00	'R-150

3.24 3.24

Average			Average			
per Net Acre=>	430,454.04		per SqFt=>	\$9.88		

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.16	0.16	(\$110)	(\$42,293)	(\$0.97)	62.00	'R-150

Other Parcels in Sale	Land Table
	NEW ENGLAND
	NEW ENGLAND
	NEW ENGLAND
	NEW ENGLAND
	NEW ENGLAND
	NEW ENGLAND
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	NEW ENGLAND
	NEW ENGLAND
	NEW ENGLAND
	NEW ENGLAND

Other Parcels in Sale	Land Table
	NEW ENGLAND

R-170 PARKLANE/ARBOR CROFT SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010 07 0017 000	1298 BEECH	11/03/2021	\$457,000	PTA	03-ARM'S LENGTH	\$457,000
010 07 0036 000	1457 CAROL	08/26/2022	\$385,000	PTA	03-ARM'S LENGTH	\$385,000
010 07 0060 000	1377 BEECH	04/15/2022	\$390,000	PTA	03-ARM'S LENGTH	\$390,000
010 08 0011 000	1400 PALMER	08/24/2021	\$502,000	PTA	03-ARM'S LENGTH	\$502,000
010 08 0014 000	1448 PALMER	05/13/2022	\$715,000	PTA	03-ARM'S LENGTH	\$715,000
Totals:			\$2,449,000			\$2,449,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$174,500	38.18	\$435,309	\$115,394	\$93,703	60.5	133.0
\$198,900	51.66	\$491,174	\$12,028	\$118,202	76.3	145.0
\$184,700	47.36	\$430,638	\$56,859	\$97,497	62.9	150.0
\$187,100	37.27	\$512,574	\$101,242	\$111,816	72.1	103.0
\$221,400	30.97	\$583,203	\$243,056	\$111,259	71.8	101.1
\$966,600		\$2,452,898	\$528,579	\$532,477	343.5	
Sale. Ratio =>	39.47			Average		
Std. Dev. =>	8.32			per FF=>	\$1,539	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.18	0.18	\$1,909	\$630,568	\$14.48	60.00	'R-170
0.25	0.25	\$158	\$49,094	\$1.13	73.56	'R-170
0.21	0.21	\$904	\$274,681	\$6.31	60.00	'R-170
0.18	0.18	\$1,404	\$550,228	\$12.63	77.91	'R-170
0.18	0.18	\$3,386	\$1,342,851	\$30.83	78.00	'R-170
1.00	1.00					
Average			Average			
per Net Acre=>	528,579.00		per SqFt=>	\$12.13		

Other Parcels in Sale	Land Table
	PARKLANE/ARBOR CROFT SUB
	PARKLANE/ARBOR CROFT SUB
	PARKLANE/ARBOR CROFT SUB
	PARKLANE/ARBOR CROFT SUB
	PARKLANE/ARBOR CROFT SUB

R-180 PENN/ANN ARBOR TRAIL CORRIDOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 01 0053 000	1482 SHERIDAN	07/15/2021	\$600,000	PTA	03-ARM'S LENGTH
009 01 0057 000	1456 SHERIDAN	10/05/2022	\$490,000	PTA	03-ARM'S LENGTH
009 01 0063 000	1414 SHERIDAN	04/20/2021	\$465,000	PTA	03-ARM'S LENGTH
009 01 0076 002	1308 SHERIDAN	05/20/2021	\$525,000	PTA	03-ARM'S LENGTH
009 11 0238 000	1455 W ANN ARBOR TRL	02/10/2022	\$725,000	PTA	03-ARM'S LENGTH
009 99 0010 000	1325 W ANN ARBOR TRL	12/07/2022	\$1,275,000	PTA	03-ARM'S LENGTH
Totals:			\$4,080,000		

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 01 0076 002	1308 SHERIDAN	01/31/2023	\$429,000	PTA	03-ARM'S LENGTH

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$600,000	\$342,400	57.07	\$723,256	\$76,508	\$199,764
\$490,000	\$229,800	46.90	\$498,946	\$95,126	\$104,072
\$465,000	\$197,800	42.54	\$424,085	\$133,748	\$92,833
\$525,000	\$245,200	46.70	\$642,294	\$4,437	\$121,731
\$725,000	\$374,400	51.64	\$797,638	\$119,268	\$191,906
\$1,275,000	\$474,700	37.23	\$973,734	\$641,915	\$340,649
\$4,080,000	\$1,864,300		\$4,059,953	\$1,071,002	\$1,050,955
	Sale. Ratio =>	45.69			Average
	Std. Dev. =>	6.90			per FF=>

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$429,000	\$249,300	58.11	\$642,294	(\$91,563)	\$121,731

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
111.0	181.0	0.42	0.42	\$689	\$183,913	\$4.22	100.00
57.8	232.0	0.26	0.26	\$1,645	\$371,586	\$8.53	48.00
51.6	145.0	0.17	0.17	\$2,594	\$805,711	\$18.50	50.00
67.6	261.0	0.36	0.36	\$66	\$12,257	\$0.28	50.46
106.6	174.0	0.39	0.39	\$1,119	\$306,602	\$7.04	97.32
189.2	200.0	0.76	0.76	\$3,392	\$846,854	\$19.44	165.00
583.8		2.35	2.35				
\$1,834		Average per Net Acre=>	456,328.08		Average per SqFt=>	\$10.48	

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
67.6	261.0	0.36	0.36	(\$1,354)	(\$252,936)	(\$5.81)	50.46

ECF Area	Other Parcels in Sale	Land Table
'R-180		PENN/ANN ARBOR TRAIL CORRIDOR
'R-180		PENN/ANN ARBOR TRAIL CORRIDOR
'R-180		PENN/ANN ARBOR TRAIL CORRIDOR
'R-180		PENN/ANN ARBOR TRAIL CORRIDOR
'R-180		PENN/ANN ARBOR TRAIL CORRIDOR
'R-180		PENN/ANN ARBOR TRAIL CORRIDOR

ECF Area	Other Parcels in Sale	Land Table
'R-180		PENN/ANN ARBOR TRAIL CORRIDOR

R-250 S HARVEY ST CORRIDOR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
009 07 0044 000	669 HERALD	04/08/2021	\$357,000	PTA	03-ARM'S LENGTH	\$357,000
009 07 0066 301	1167 MAPLE	02/03/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
009 07 0076 002	570 JENER	12/01/2021	\$339,000	PTA	03-ARM'S LENGTH	\$339,000
009 07 0078 002	590 JENER	09/30/2021	\$371,000	PTA	03-ARM'S LENGTH	\$371,000
009 07 0093 000	692 JENER	06/30/2021	\$375,000	PTA	03-ARM'S LENGTH	\$375,000
009 07 0094 000	698 JENER	06/01/2021	\$577,000	PTA	03-ARM'S LENGTH	\$577,000
009 07 0158 000	915 LINDEN	06/22/2021	\$785,000	PTA	03-ARM'S LENGTH	\$785,000
010 01 0010 000	889 FOREST	05/10/2021	\$1,295,000	PTA	03-ARM'S LENGTH	\$1,295,000
010 02 0010 000	1032 BEECH	06/30/2022	\$1,150,000	PTA	03-ARM'S LENGTH	\$1,150,000
010 02 0016 000	761 S HARVEY	10/13/2021	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
010 02 0020 000	774 S HARVEY	05/12/2021	\$297,000	PTA	03-ARM'S LENGTH	\$297,000
010 02 0020 000	774 S HARVEY	01/28/2022	\$309,000	PTA	03-ARM'S LENGTH	\$309,000
010 02 0027 000	1117 BEECH	01/06/2023	\$670,000	PTA	03-ARM'S LENGTH	\$670,000
010 03 0015 000	906 PALMER	01/27/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000
010 03 0026 000	980 PALMER	09/30/2021	\$849,000	PTA	03-ARM'S LENGTH	\$849,000
010 03 0060 000	1133 SUTHERLAND	04/01/2022	\$550,000	PTA	03-ARM'S LENGTH	\$550,000
010 03 0081 000	969 SUTHERLAND	03/04/2022	\$312,000	PTA	03-ARM'S LENGTH	\$312,000
010 03 0138 002	1085 CAROL	01/11/2022	\$325,000	PTA	03-ARM'S LENGTH	\$325,000
010 03 0145 000	1029 CAROL	10/31/2022	\$840,000	PTA	03-ARM'S LENGTH	\$840,000
010 04 0053 003	1133 S HARVEY	05/03/2021	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
010 04 0087 000	1076 HARTSOUGH	08/05/2021	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
010 04 0090 000	1128 HARTSOUGH	04/02/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
010 04 0100 300	1117 PALMER	04/13/2022	\$890,500	PTA	03-ARM'S LENGTH	\$890,500
010 04 0103 000	1061 PALMER	05/25/2021	\$856,000	PTA	03-ARM'S LENGTH	\$856,000
010 04 0116 002	849 PALMER	09/02/2021	\$900,000	PTA	03-ARM'S LENGTH	\$900,000
010 05 0001 000	845 HARTSOUGH	12/01/2022	\$490,000	PTA	03-ARM'S LENGTH	\$490,000
010 05 0013 000	1121 HARTSOUGH	04/29/2021	\$1,075,000	PTA	03-ARM'S LENGTH	\$1,075,000
010 05 0017 000	1190 ROSS	05/02/2022	\$710,000	PTA	03-ARM'S LENGTH	\$710,000
010 05 0038 000	881 ROSS	06/28/2021	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
010 05 0070 000	844 SIMPSON	08/09/2021	\$500,000	PTA	03-ARM'S LENGTH	\$500,000
010 05 0081 000	1312 S HARVEY	07/23/2021	\$399,000	PTA	03-ARM'S LENGTH	\$399,000
010 06 0003 000	1251 ROSS	05/13/2022	\$345,000	PTA	03-ARM'S LENGTH	\$345,000
010 06 0015 000	1340 ROSS	10/05/2021	\$340,000	PTA	03-ARM'S LENGTH	\$340,000
010 06 0020 000	1250 ROSS	07/22/2022	\$550,000	PTA	03-ARM'S LENGTH	\$550,000
010 06 0023 000	1251 HARTSOUGH	03/29/2022	\$386,000	PTA	03-ARM'S LENGTH	\$386,000
010 99 0005 000	798 S HARVEY	11/19/2021	\$855,000	PTA	03-ARM'S LENGTH	\$855,000
010 99 0006 000	1030 CAROL	07/15/2022	\$424,900	PTA	03-ARM'S LENGTH	\$424,900
010 99 0009 000	1134 CAROL	09/13/2022	\$750,000	PTA	03-ARM'S LENGTH	\$750,000
Totals:			\$21,582,400			\$21,582,400

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$116,300	32.58	\$281,709	\$154,140	\$78,849	40.4	124.0
\$232,600	51.69	\$556,393	\$51,325	\$157,718	80.9	107.0
\$141,400	41.71	\$341,524	\$86,181	\$88,705	45.5	124.0
\$125,400	33.80	\$321,857	\$137,848	\$88,705	45.5	124.0
\$171,300	45.68	\$423,908	\$29,941	\$78,849	40.4	124.0
\$246,800	42.77	\$631,859	\$23,990	\$78,849	40.4	124.0
\$337,700	43.02	\$952,935	\$34,081	\$202,016	103.6	83.0
\$475,600	36.73	\$1,237,906	\$162,733	\$105,639	54.2	153.0
\$389,800	33.90	\$951,168	\$304,586	\$105,754	54.2	115.0
\$156,700	44.14	\$378,621	\$86,329	\$109,950	56.4	90.0
\$129,700	43.67	\$263,271	\$139,027	\$105,298	54.0	99.2
\$129,700	41.97	\$263,271	\$151,027	\$105,298	54.0	99.2
\$267,700	39.96	\$639,996	\$183,828	\$153,824	78.9	115.0
\$120,100	34.81	\$287,761	\$151,407	\$94,168	48.3	108.0
\$368,000	43.35	\$894,339	\$48,829	\$94,168	48.3	108.0
\$256,300	46.60	\$632,235	\$11,933	\$94,168	48.3	108.0
\$137,500	44.07	\$332,025	\$74,143	\$94,168	48.3	108.0
\$164,600	50.65	\$495,203	(\$52,493)	\$117,710	60.4	108.0
\$362,200	43.12	\$870,052	\$64,116	\$94,168	48.3	108.0
\$165,300	44.68	\$399,284	\$75,716	\$105,000	53.8	125.9
\$126,700	35.69	\$306,089	\$143,079	\$94,168	48.3	108.0
\$134,300	44.77	\$324,491	\$69,677	\$94,168	48.3	108.0
\$283,900	31.88	\$722,578	\$262,090	\$94,168	48.3	108.0
\$338,200	39.51	\$821,985	\$128,183	\$94,168	48.3	108.0
\$386,200	42.91	\$1,006,378	\$4,741	\$111,119	57.0	108.0
\$178,400	36.41	\$426,597	\$187,922	\$124,519	63.9	152.5
\$408,600	38.01	\$1,045,834	\$170,569	\$141,403	72.5	152.5
\$233,700	32.92	\$558,175	\$300,615	\$148,790	76.3	152.5
\$196,400	36.71	\$482,772	\$176,747	\$124,519	63.9	152.5
\$186,200	37.24	\$463,801	\$160,718	\$124,519	63.9	152.5
\$155,800	39.05	\$396,532	\$120,267	\$117,799	60.4	122.5
\$150,200	43.54	\$359,495	\$105,844	\$120,339	61.7	118.3
\$126,900	37.32	\$540,174	(\$76,354)	\$123,820	63.5	129.0
\$198,400	36.07	\$474,850	\$198,970	\$123,820	63.5	129.0
\$146,100	37.85	\$353,247	\$156,573	\$123,820	63.5	129.0
\$330,700	38.68	\$979,588	(\$29,109)	\$95,479	49.0	100.0
\$179,000	42.13	\$433,193	\$84,710	\$93,003	47.7	104.0
\$305,000	40.67	\$729,059	\$113,944	\$93,003	47.7	104.0
\$8,559,400		\$21,580,155	\$4,197,873	\$4,195,628	2,151.4	
Sale. Ratio =>	39.66			Average		
Std. Dev. =>	4.80			per FF=>	\$1,951	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.11	0.11	\$3,813	\$1,352,105	\$31.04	40.00	'R-250
0.21	0.21	\$635	\$249,150	\$5.72	84.00	'R-250
0.13	0.13	\$1,895	\$673,289	\$15.46	45.00	'R-250
0.13	0.13	\$3,031	\$1,076,938	\$24.72	45.00	'R-250
0.11	0.11	\$741	\$262,640	\$6.03	40.00	'R-250
0.11	0.11	\$593	\$210,439	\$4.83	40.00	'R-250
0.22	0.22	\$329	\$152,830	\$3.51	117.00	'R-250
0.18	0.18	\$3,004	\$924,619	\$21.23	50.00	'R-250
0.15	0.15	\$5,617	\$2,100,593	\$48.22	55.00	'R-250
0.13	0.13	\$1,531	\$674,445	\$15.48	62.00	'R-250
0.13	0.13	\$2,575	\$1,061,275	\$24.36	57.50	'R-250
0.13	0.13	\$2,797	\$1,152,878	\$26.47	57.50	'R-250
0.21	0.21	\$2,330	\$871,223	\$20.00	80.00	'R-250
0.12	0.12	\$3,135	\$1,221,024	\$28.03	50.00	'R-250
0.12	0.12	\$1,011	\$393,782	\$9.04	50.00	'R-250
0.12	0.12	\$247	\$96,234	\$2.21	50.00	'R-250
0.12	0.12	\$1,535	\$597,927	\$13.73	50.00	'R-250
0.16	0.16	(\$870)	(\$338,665)	(\$7.77)	62.50	'R-250
0.12	0.12	\$1,328	\$517,065	\$11.87	50.00	'R-250
0.15	0.15	\$1,406	\$494,876	\$11.36	53.00	'R-250
0.12	0.12	\$2,963	\$1,153,863	\$26.49	50.00	'R-250
0.12	0.12	\$1,443	\$561,911	\$12.90	50.00	'R-250
0.12	0.12	\$5,427	\$2,113,629	\$48.52	50.00	'R-250
0.12	0.12	\$2,654	\$1,033,734	\$23.73	50.00	'R-250
0.15	0.15	\$83	\$32,473	\$0.75	59.00	'R-250
0.21	0.21	\$2,943	\$907,836	\$20.84	59.00	'R-250
0.24	0.24	\$2,352	\$725,826	\$16.66	67.00	'R-250
0.25	0.25	\$3,940	\$1,217,065	\$27.94	70.50	'R-250
0.21	0.21	\$2,768	\$853,850	\$19.60	59.00	'R-250
0.21	0.21	\$2,517	\$776,415	\$17.82	59.00	'R-250
0.17	0.17	\$1,991	\$711,639	\$16.34	60.00	'R-250
0.17	0.17	\$1,715	\$630,024	\$14.46	62.00	'R-250
0.18	0.18	(\$1,203)	(\$414,967)	(\$9.53)	62.00	'R-250
0.18	0.18	\$3,134	\$1,081,359	\$24.82	62.00	'R-250
0.18	0.18	\$2,466	\$850,940	\$19.53	62.00	'R-250
0.12	0.12	(\$595)	(\$244,613)	(\$5.62)	52.00	'R-250
0.12	0.12	\$1,776	\$711,849	\$16.34	50.00	'R-250
0.12	0.12	\$2,389	\$957,513	\$21.98	50.00	'R-250
5.87	5.87					
Average			Average			
per Net Acre=>	715,383.95		per SqFt=>	\$16.42		

Other Parcels in Sale	Land Table
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R-260 SUNSET/BLUNK-N OF FARMER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
005 08 0006 300	581 KARMADA	04/23/2021	\$978,000	PTA	03-ARM'S LENGTH	\$978,000
005 08 0008 300	625 KARMADA	05/28/2021	\$315,000	PTA	03-ARM'S LENGTH	\$315,000
005 08 0012 000	695 KARMADA	07/20/2022	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
005 08 0026 000	610 KARMADA	09/26/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000
005 11 0025 300	628 ADAMS	09/29/2022	\$340,000	PTA	03-ARM'S LENGTH	\$340,000
005 11 0027 301	662 ADAMS	04/20/2021	\$267,000	PTA	03-ARM'S LENGTH	\$267,000
005 11 0033 000	796 ADAMS	06/23/2021	\$301,000	WD	03-ARM'S LENGTH	\$301,000
005 11 0043 000	761 ADAMS	08/18/2022	\$275,000	PTA	03-ARM'S LENGTH	\$275,000
005 11 0055 000	543 ADAMS	10/17/2022	\$607,000	PTA	03-ARM'S LENGTH	\$607,000
005 11 0111 000	546 N HARVEY	02/17/2022	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
005 11 0115 000	610 N HARVEY	04/29/2022	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
005 11 0120 000	696 N HARVEY	02/25/2022	\$406,000	PTA	03-ARM'S LENGTH	\$406,000
005 11 0121 000	702 N HARVEY	04/16/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000
005 11 0126 300	799 N HARVEY	10/14/2022	\$225,000	PTA	03-ARM'S LENGTH	\$225,000
005 11 0127 300	777 N HARVEY	03/24/2023	\$520,000	PTA	03-ARM'S LENGTH	\$520,000
005 11 0127 300	777 N HARVEY	06/28/2021	\$494,000	PTA	03-ARM'S LENGTH	\$494,000
005 11 0131 300	679 N HARVEY	12/06/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
005 11 0135 300	609 N HARVEY	02/04/2022	\$342,000	PTA	03-ARM'S LENGTH	\$342,000
005 11 0140 300	521 N HARVEY	07/28/2021	\$495,000	PTA	03-ARM'S LENGTH	\$495,000
008 01 0032 000	662 BLUNK	05/10/2021	\$762,000	PTA	03-ARM'S LENGTH	\$762,000
008 01 0044 000	595 ANN	06/15/2022	\$415,000	PTA	03-ARM'S LENGTH	\$415,000
008 01 0052 000	697 ANN	10/01/2021	\$395,000	PTA	03-ARM'S LENGTH	\$395,000
008 01 0072 000	678 ANN	04/20/2021	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
008 02 0058 000	1440 JUNCTION	05/11/2022	\$304,000	PTA	03-ARM'S LENGTH	\$304,000
008 02 0062 000	1400 JUNCTION	11/16/2021	\$235,900	PTA	03-ARM'S LENGTH	\$235,900
008 02 0070 000	1320 JUNCTION	05/14/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
008 02 0075 000	1270 JUNCTION	02/25/2022	\$270,000	PTA	03-ARM'S LENGTH	\$270,000
008 02 0081 000	1210 JUNCTION	06/10/2021	\$275,000	WD	03-ARM'S LENGTH	\$275,000
008 02 0088 000	898 ARTHUR	05/20/2021	\$299,900	PTA	03-ARM'S LENGTH	\$299,900
008 03 0036 000	799 SUNSET	01/10/2022	\$280,000	PTA	03-ARM'S LENGTH	\$280,000
008 03 0063 300	575 AUBURN	04/05/2021	\$390,000	PTA	03-ARM'S LENGTH	\$390,000
008 03 0078 000	674 AUBURN	03/24/2022	\$233,000	PTA	03-ARM'S LENGTH	\$233,000
008 03 0098 001	551 N EVERGREEN	12/15/2021	\$495,000	PTA	03-ARM'S LENGTH	\$495,000
008 03 0098 002	575 N EVERGREEN	06/16/2022	\$505,000	PTA	03-ARM'S LENGTH	\$505,000
008 03 0110 000	774 N EVERGREEN	07/26/2021	\$323,000	PTA	03-ARM'S LENGTH	\$323,000
008 03 0114 000	674 N EVERGREEN	07/15/2022	\$605,000	PTA	03-ARM'S LENGTH	\$605,000
008 03 0153 300	600 PACIFIC	09/30/2021	\$460,000	PTA	03-ARM'S LENGTH	\$460,000
008 03 0201 000	775 IRVIN	08/31/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000
Totals:			\$15,097,800			\$15,097,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$317,000	32.41	\$950,751	\$117,633	\$90,384	53.2	159.0
\$166,800	52.95	\$373,982	\$31,402	\$90,384	53.2	159.0
\$191,300	53.89	\$426,148	\$17,514	\$88,662	52.2	150.0
\$147,600	44.73	\$321,744	\$119,411	\$111,155	65.4	161.0
\$144,600	42.53	\$318,835	\$106,165	\$85,000	50.0	132.0
\$119,800	44.87	\$412,969	(\$60,969)	\$85,000	50.0	132.0
\$126,100	41.89	\$278,731	\$105,088	\$82,819	48.7	122.0
\$151,000	54.91	\$333,823	\$23,940	\$82,763	48.7	121.8
\$195,300	32.17	\$462,883	\$226,880	\$82,763	48.7	121.8
\$181,400	47.74	\$412,631	\$50,132	\$82,763	48.7	121.8
\$192,000	35.89	\$421,695	\$198,252	\$84,947	50.0	131.8
\$155,700	38.35	\$349,951	\$140,996	\$84,947	50.0	131.8
\$135,400	42.31	\$302,386	\$102,561	\$84,947	50.0	131.8
\$131,200	58.31	\$287,631	\$26,630	\$89,261	52.5	153.1
\$204,900	39.40	\$457,206	\$152,126	\$89,332	52.5	153.5
\$201,500	40.79	\$457,206	\$126,126	\$89,332	52.5	153.5
\$140,900	56.36	\$314,534	\$25,083	\$89,617	52.7	155.0
\$136,800	40.00	\$303,846	\$128,044	\$89,890	52.9	156.4
\$177,800	35.92	\$401,350	\$183,900	\$90,250	53.1	158.3
\$317,300	41.64	\$778,279	\$67,426	\$83,705	49.2	126.0
\$134,800	32.48	\$300,118	\$198,587	\$83,705	49.2	126.0
\$185,400	46.94	\$444,484	\$34,221	\$83,705	49.2	126.0
\$186,400	34.84	\$452,196	\$165,674	\$82,870	48.7	122.2
\$162,100	53.32	\$358,931	\$29,210	\$84,141	49.5	128.0
\$121,600	51.55	\$270,225	\$49,816	\$84,141	49.5	128.0
\$111,800	44.72	\$247,373	\$86,768	\$84,141	49.5	128.0
\$135,600	50.22	\$303,105	\$51,036	\$84,141	49.5	128.0
\$129,400	47.05	\$288,603	\$70,538	\$84,141	49.5	128.0
\$169,100	56.39	\$382,632	\$1,626	\$84,358	49.6	129.0
\$139,400	49.79	\$309,668	\$67,137	\$96,805	56.9	141.0
\$152,300	39.05	\$341,413	\$135,254	\$86,667	51.0	140.0
\$136,600	58.63	\$304,849	\$14,818	\$86,667	51.0	140.0
\$202,000	40.81	\$457,810	\$132,129	\$94,939	55.8	140.0
\$137,500	27.23	\$321,737	\$269,930	\$86,667	51.0	140.0
\$140,700	43.56	\$314,885	\$94,782	\$86,667	51.0	140.0
\$165,300	27.32	\$450,380	\$241,287	\$86,667	51.0	140.0
\$206,200	44.83	\$486,209	\$60,458	\$86,667	51.0	140.0
\$131,300	39.79	\$288,713	\$125,645	\$84,358	49.6	129.0
\$6,281,900		\$14,689,912	\$3,717,256	\$3,309,368	1,946.5	
Sale. Ratio =>	41.61			Average		
Std. Dev. =>	8.38			per FF=>	\$1,910	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.18	0.18	\$2,213	\$642,803	\$14.76	50.00	'R-260
0.18	0.18	\$591	\$171,596	\$3.94	50.00	'R-260
0.17	0.17	\$336	\$101,826	\$2.34	50.00	'R-260
0.28	0.28	\$1,826	\$431,087	\$9.90	75.00	'R-260
0.15	0.15	\$2,123	\$698,454	\$16.03	50.00	'R-260
0.15	0.15	(\$1,219)	(\$401,112)	(\$9.21)	50.00	'R-260
0.14	0.14	\$2,157	\$750,629	\$17.23	50.00	'R-260
0.14	0.14	\$492	\$171,000	\$3.93	50.00	'R-260
0.14	0.14	\$4,661	\$1,620,571	\$37.20	50.00	'R-260
0.14	0.14	\$1,030	\$358,086	\$8.22	50.00	'R-260
0.15	0.15	\$3,968	\$1,312,927	\$30.14	50.00	'R-260
0.15	0.15	\$2,822	\$933,748	\$21.44	50.00	'R-260
0.15	0.15	\$2,053	\$679,212	\$15.59	50.00	'R-260
0.18	0.18	\$507	\$151,307	\$3.47	50.00	'R-260
0.18	0.18	\$2,895	\$864,352	\$19.84	50.00	'R-260
0.18	0.18	\$2,401	\$716,625	\$16.45	50.00	'R-260
0.18	0.18	\$476	\$140,916	\$3.23	50.00	'R-260
0.18	0.18	\$2,422	\$715,330	\$16.42	50.00	'R-260
0.18	0.18	\$3,465	\$1,010,440	\$23.20	50.00	'R-260
0.15	0.15	\$1,370	\$465,007	\$10.68	50.00	'R-260
0.15	0.15	\$4,034	\$1,369,566	\$31.44	50.00	'R-260
0.15	0.15	\$695	\$236,007	\$5.42	50.00	'R-260
0.14	0.14	\$3,399	\$1,183,386	\$27.17	50.00	'R-260
0.15	0.15	\$590	\$198,707	\$4.56	50.00	'R-260
0.15	0.15	\$1,007	\$338,884	\$7.78	50.00	'R-260
0.15	0.15	\$1,753	\$590,259	\$13.55	50.00	'R-260
0.15	0.15	\$1,031	\$347,184	\$7.97	50.00	'R-260
0.15	0.15	\$1,425	\$479,850	\$11.02	50.00	'R-260
0.15	0.15	\$33	\$10,986	\$0.25	50.00	'R-260
0.20	0.20	\$1,179	\$334,015	\$7.67	62.09	'R-260
0.16	0.16	\$2,653	\$840,087	\$19.29	50.00	'R-260
0.16	0.16	\$291	\$92,037	\$2.11	50.00	'R-260
0.19	0.19	\$2,366	\$684,606	\$15.72	60.00	'R-260
0.16	0.16	\$5,295	\$1,676,584	\$38.49	50.00	'R-260
0.16	0.16	\$1,859	\$588,708	\$13.51	50.00	'R-260
0.16	0.16	\$4,733	\$1,498,677	\$34.40	50.00	'R-260
0.16	0.16	\$1,186	\$375,516	\$8.62	50.00	'R-260
0.15	0.15	\$2,532	\$848,953	\$19.49	50.00	'R-260
6.17	6.17					
Average			Average			
per Net Acre=>	602,961.23		per SqFt=>	\$13.84		

R-265 SUNSET/BLUNK-S OF FARMER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
005 10 0089 000	169 ADAMS	06/30/2021	\$547,000	PTA	03-ARM'S LENGTH	\$547,000
005 11 0004 000	328 ADAMS	10/19/2021	\$360,000	PTA	03-ARM'S LENGTH	\$360,000
005 11 0064 000	399 ADAMS	07/23/2021	\$460,000	PTA	03-ARM'S LENGTH	\$460,000
005 11 0088 000	228 N HARVEY	08/12/2021	\$535,000	PTA	03-ARM'S LENGTH	\$535,000
005 11 0100 000	368 N HARVEY	02/25/2022	\$979,000	PTA	03-ARM'S LENGTH	\$979,000
005 11 0107 002	492 N HARVEY	09/06/2022	\$410,000	PTA	03-ARM'S LENGTH	\$410,000
005 11 0107 002	492 N HARVEY	06/22/2021	\$367,000	PTA	03-ARM'S LENGTH	\$367,000
005 11 0153 000	335 N HARVEY	09/02/2022	\$402,000	PTA	03-ARM'S LENGTH	\$402,000
005 11 0155 000	311 N HARVEY	04/09/2021	\$616,000	PTA	03-ARM'S LENGTH	\$616,000
005 11 0168 000	173 N HARVEY	08/08/2022	\$835,000	PTA	03-ARM'S LENGTH	\$835,000
008 03 0050 000	464 SUNSET	05/05/2022	\$325,000	PTA	03-ARM'S LENGTH	\$325,000
008 03 0087 000	448 AUBURN	07/19/2022	\$399,000	WD	03-ARM'S LENGTH	\$399,000
008 03 0095 002	465 N EVERGREEN	09/16/2022	\$605,000	PTA	03-ARM'S LENGTH	\$605,000
008 04 0008 002	333 ARTHUR	11/10/2021	\$580,000	PTA	03-ARM'S LENGTH	\$580,000
008 04 0009 002	331 ARTHUR	09/01/2021	\$495,000	PTA	03-ARM'S LENGTH	\$495,000
008 04 0016 301	1251 WILLIAM	10/06/2021	\$1,142,500	PTA	03-ARM'S LENGTH	\$1,142,500
008 04 0026 300	272 ARTHUR	08/27/2021	\$548,150	WD	03-ARM'S LENGTH	\$548,150
008 04 0026 300	272 ARTHUR	05/10/2022	\$565,000	PTA	03-ARM'S LENGTH	\$565,000
008 04 0043 000	492 ARTHUR	07/28/2022	\$758,000	PTA	03-ARM'S LENGTH	\$758,000
008 04 0057 300	325 IRVIN	07/28/2022	\$400,000	PTA	03-ARM'S LENGTH	\$400,000
008 04 0100 000	335 BLUNK	07/21/2021	\$530,000	PTA	03-ARM'S LENGTH	\$530,000
008 04 0120 000	298 BLUNK	09/09/2022	\$500,000	PTA	03-ARM'S LENGTH	\$500,000
008 04 0136 000	465 ANN	12/02/2021	\$391,000	PTA	03-ARM'S LENGTH	\$391,000
008 04 0145 000	341 ANN	06/01/2021	\$640,000	PTA	03-ARM'S LENGTH	\$640,000
008 04 0149 000	299 ANN	09/08/2022	\$462,500	PTA	03-ARM'S LENGTH	\$462,500
008 04 0155 000	229 ANN	09/22/2022	\$600,000	PTA	03-ARM'S LENGTH	\$600,000
008 04 0174 000	396 ANN	03/30/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000
008 04 0176 000	424 ANN	03/21/2022	\$482,500	PTA	03-ARM'S LENGTH	\$482,500
008 04 0183 000	911 WILLIAM	07/29/2022	\$380,000	PTA	03-ARM'S LENGTH	\$380,000
008 04 0187 000	190 BLUNK	03/03/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
008 05 0125 000	405 BLUNK	05/13/2022	\$885,000	PTA	03-ARM'S LENGTH	\$885,000
008 08 0016 300	333 N EVERGREEN	11/21/2022	\$644,500	PTA	03-ARM'S LENGTH	\$644,500
008 08 0024 000	261 N EVERGREEN	08/27/2021	\$500,000	PTA	03-ARM'S LENGTH	\$500,000
008 09 0001 004	1285 WILLIAM	06/17/2022	\$650,000	PTA	03-ARM'S LENGTH	\$650,000
008 12 0054 000	324 N SHELDON	08/24/2021	\$296,000	WD	03-ARM'S LENGTH	\$296,000
008 12 0066 002	361 SUNSET	09/09/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
008 12 0070 000	325 SUNSET	08/17/2021	\$490,000	PTA	03-ARM'S LENGTH	\$490,000
008 12 0105 000	356 AUBURN	05/31/2022	\$520,000	PTA	03-ARM'S LENGTH	\$520,000
008 12 0123 000	397 PACIFIC	09/19/2022	\$455,000	PTA	03-ARM'S LENGTH	\$455,000
Totals:			\$20,845,150			\$20,845,150

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$200,500	36.65	\$543,374	\$109,289	\$105,663	58.7	131.8
\$178,800	49.67	\$394,924	\$55,076	\$90,000	50.0	132.0
\$203,200	44.17	\$448,904	\$101,040	\$89,944	50.0	131.8
\$214,200	40.04	\$476,084	\$146,105	\$87,189	48.4	119.9
\$361,500	36.93	\$817,412	\$249,968	\$88,380	49.1	124.9
\$169,700	41.39	\$407,922	\$87,398	\$85,320	47.4	131.7
\$168,200	45.83	\$407,922	\$44,398	\$85,320	47.4	131.7
\$159,900	39.78	\$346,832	\$151,826	\$96,658	53.7	163.9
\$243,800	39.58	\$541,901	\$166,852	\$92,753	51.5	144.6
\$289,500	34.67	\$640,723	\$278,146	\$83,869	46.6	149.5
\$153,600	47.26	\$159,851	\$256,914	\$91,765	51.0	140.0
\$189,500	47.49	\$414,532	\$76,233	\$91,765	51.0	140.0
\$316,000	52.23	\$700,426	(\$5,515)	\$89,911	50.0	140.0
\$280,300	48.33	\$655,995	\$24,528	\$100,523	55.8	140.0
\$217,300	43.90	\$480,979	\$110,265	\$96,244	53.5	140.0
\$594,100	52.00	\$1,340,733	(\$79,711)	\$118,522	65.8	162.0
\$217,400	39.66	\$482,630	\$154,840	\$89,320	49.6	129.0
\$219,700	38.88	\$482,630	\$171,690	\$89,320	49.6	129.0
\$317,300	41.86	\$702,933	\$144,060	\$88,993	49.4	120.9
\$211,300	52.83	\$463,512	\$25,808	\$89,320	49.6	129.0
\$264,700	49.94	\$591,521	\$27,799	\$89,320	49.6	129.0
\$272,200	54.44	\$601,505	(\$12,876)	\$88,629	49.2	126.0
\$183,800	47.01	\$405,713	\$73,916	\$88,629	49.2	126.0
\$225,600	35.25	\$501,818	\$226,811	\$88,629	49.2	126.0
\$204,300	44.17	\$447,968	\$103,161	\$88,629	49.2	126.0
\$237,700	39.62	\$522,962	\$165,667	\$88,629	49.2	126.0
\$186,400	56.48	\$963,654	(\$545,909)	\$87,745	48.7	122.2
\$233,700	48.44	\$519,254	\$50,991	\$87,745	48.7	122.2
\$166,500	43.82	\$363,842	\$99,290	\$83,132	46.2	103.8
\$239,100	53.13	\$526,081	\$13,787	\$89,868	49.9	124.2
\$274,600	31.03	\$605,620	\$366,593	\$87,213	48.5	120.0
\$251,700	39.05	\$553,440	\$184,642	\$93,582	52.0	140.0
\$194,200	38.84	\$435,135	\$149,694	\$84,829	47.1	112.9
\$203,800	31.35	\$443,748	\$307,811	\$101,559	56.4	125.0
\$169,600	57.30	\$379,708	\$42,403	\$126,111	70.1	150.0
\$156,500	50.48	\$343,852	\$54,213	\$88,065	48.9	150.0
\$209,900	42.84	\$463,942	\$123,365	\$97,307	54.1	150.0
\$203,000	39.04	\$445,609	\$161,447	\$87,056	48.4	140.0
\$209,300	46.00	\$459,171	\$82,885	\$87,056	48.4	140.0
\$8,992,400		\$20,484,762	\$3,944,900	\$3,584,512	1,991.2	
Sale. Ratio =>	43.14			Average		
Std. Dev. =>	6.73			per FF=>	\$1,981	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.21	0.21	\$1,862	\$522,914	\$12.00	69.00	'R-265
0.15	0.15	\$1,102	\$362,342	\$8.32	50.00	'R-265
0.15	0.15	\$2,022	\$669,139	\$15.36	50.00	'R-265
0.14	0.14	\$3,017	\$1,058,732	\$24.31	50.00	'R-265
0.14	0.14	\$5,092	\$1,748,028	\$40.13	50.00	'R-265
0.14	0.14	\$1,844	\$642,632	\$14.75	45.00	'R-265
0.14	0.14	\$937	\$326,456	\$7.49	45.00	'R-265
0.19	0.19	\$2,828	\$807,585	\$18.54	50.00	'R-265
0.17	0.17	\$3,239	\$1,005,133	\$23.07	50.00	'R-265
0.14	0.14	\$5,970	\$2,030,263	\$46.61	40.00	'R-265
0.16	0.16	\$5,040	\$1,595,739	\$36.63	50.00	'R-265
0.16	0.16	\$1,495	\$473,497	\$10.87	50.00	'R-265
0.15	0.15	(\$110)	(\$35,812)	(\$0.82)	48.00	'R-265
0.19	0.19	\$439	\$127,088	\$2.92	60.00	'R-265
0.18	0.18	\$2,063	\$622,966	\$14.30	55.00	'R-265
0.28	0.28	(\$1,211)	(\$282,663)	(\$6.49)	75.75	'R-265
0.15	0.15	\$3,121	\$1,046,216	\$24.02	50.00	'R-265
0.15	0.15	\$3,460	\$1,160,068	\$26.63	50.00	'R-265
0.14	0.14	\$2,914	\$1,000,417	\$22.97	51.80	'R-265
0.15	0.15	\$520	\$174,378	\$4.00	50.00	'R-265
0.15	0.15	\$560	\$187,831	\$4.31	50.00	'R-265
0.15	0.15	(\$262)	(\$88,800)	(\$2.04)	50.00	'R-265
0.15	0.15	\$1,501	\$509,766	\$11.70	50.00	'R-265
0.15	0.15	\$4,607	\$1,564,214	\$35.91	50.00	'R-265
0.15	0.15	\$2,095	\$711,455	\$16.33	50.00	'R-265
0.15	0.15	\$3,365	\$1,142,531	\$26.23	50.00	'R-265
0.14	0.14	(\$11,200)	(\$3,899,350)	(\$89.52)	50.00	'R-265
0.14	0.14	\$1,046	\$364,221	\$8.36	50.00	'R-265
0.12	0.12	\$2,150	\$834,370	\$19.15	50.00	'R-265
0.15	0.15	\$276	\$93,155	\$2.14	51.89	'R-265
0.14	0.14	\$7,566	\$2,656,471	\$60.98	50.00	'R-265
0.17	0.17	\$3,552	\$1,105,641	\$25.38	52.00	'R-265
0.13	0.13	\$3,177	\$1,169,484	\$26.85	49.24	'R-265
0.19	0.19	\$5,456	\$1,628,630	\$37.39	66.00	'R-265
0.31	0.31	\$605	\$136,344	\$3.13	90.23	'R-265
0.15	0.15	\$1,108	\$356,664	\$8.19	44.00	'R-265
0.19	0.19	\$2,282	\$666,838	\$15.31	53.72	'R-265
0.15	0.15	\$3,338	\$1,113,428	\$25.56	45.00	'R-265
0.15	0.15	\$1,714	\$571,621	\$13.12	45.00	'R-265
6.25	6.25					
Average per Net Acre=>	630,982.09		Average per SqFt=>	\$14.49		

R-270 SYMAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 05 0022 000	1165 FAIRGROUND	02/17/2022	\$345,000	PTA	03-ARM'S LENGTH	\$345,000
011 05 0034 000	1100 FAIRGROUND	05/28/2021	\$430,000	PTA	03-ARM'S LENGTH	\$430,000
011 05 0038 000	1020 FAIRGROUND	08/16/2022	\$339,000	PTA	03-ARM'S LENGTH	\$339,000
011 05 0044 000	900 FAIRGROUND	11/30/2022	\$432,500	PTA	03-ARM'S LENGTH	\$432,500
011 05 0069 000	255 BURROUGHS	12/09/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
011 05 0075 000	345 BURROUGHS	09/16/2021	\$365,000	PTA	03-ARM'S LENGTH	\$365,000
011 05 0080 000	975 FAIRGROUND	10/04/2021	\$348,000	PTA	03-ARM'S LENGTH	\$348,000
Totals:			\$2,609,500			\$2,609,500

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 05 0021 000	1145 FAIRGROUND	06/24/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$144,200	41.80	\$322,475	\$83,499	\$60,974	64.2	133.3
\$171,000	39.77	\$383,341	\$113,159	\$66,500	70.0	120.0
\$132,300	39.03	\$287,403	\$108,597	\$57,000	60.0	120.0
\$199,500	46.13	\$434,873	\$72,192	\$74,565	78.5	169.8
\$139,100	39.74	\$302,439	\$106,064	\$58,503	61.6	112.0
\$150,800	41.32	\$336,900	\$94,645	\$66,545	70.0	112.0
\$149,300	42.90	\$333,420	\$80,509	\$65,929	69.4	115.0
\$1,086,200		\$2,400,851	\$658,665	\$450,016	473.7	
Sale. Ratio =>	41.62			Average		
Std. Dev. =>	2.44			per FF=>	\$1,391	

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$153,400	59.00	\$344,098	(\$23,124)	\$60,974	64.2	133.3

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.19	0.19	\$1,301	\$439,468	\$10.09	62.00	'R-270
0.19	0.19	\$1,617	\$586,316	\$13.46	70.00	'R-270
0.17	0.17	\$1,810	\$658,164	\$15.11	60.00	'R-270
0.27	0.27	\$920	\$264,440	\$6.07	70.00	'R-270
0.16	0.16	\$1,722	\$654,716	\$15.03	63.00	'R-270
0.18	0.18	\$1,351	\$514,375	\$11.81	71.66	'R-270
0.19	0.19	\$1,160	\$432,844	\$9.94	70.38	'R-270
1.35	1.35					
Average			Average			
per Net Acre=>	486,818.18		per SqFt=>	\$11.18		

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.19	0.19	(\$360)	(\$121,705)	(\$2.79)	62.00	'R-270

Other Parcels in Sale	Land Table
	SYMAR
	SYMAR
	SYMAR
	SYMAR
	SYMAR
	SYMAR
	SYMAR

Other Parcels in Sale	Land Table
	SYMAR

R-500 ARBOR TRAIL/MARIA DR CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 07 0003 000	498 MARIA	07/06/2021	\$200,000	PTA	03-ARM'S LENGTH	\$200,000
007 07 0017 000	497 MARIA	07/25/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000
007 07 0020 000	485 MARIA	11/17/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000
Totals:			\$645,000			\$645,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$100,500	50.25	\$225,834	\$33,076	\$45,000	0.0	0.0
\$103,000	47.91	\$225,834	\$48,076	\$45,000	0.0	0.0
\$104,600	45.48	\$235,508	\$54,146	\$45,000	0.0	0.0
\$308,100		\$687,176	\$135,298	\$135,000	0.0	
Sale. Ratio =>	47.77			Average		
Std. Dev. =>	2.39			SITE VALUE	\$45,099	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-500
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-500
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-500
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	ARBOR TRAIL/MARIA DR CONDOS
	ARBOR TRAIL/MARIA DR CONDOS
	ARBOR TRAIL/MARIA DR CONDOS

R-510 CARRIAGE COURT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 18 0007 000	383 HAMILTON	09/25/2020	\$265,000	WD	03-ARM'S LENGTH	\$265,000
006 18 0008 000	385 HAMILTON	07/18/2023	\$380,750	PTA	03-ARM'S LENGTH	\$380,750
Totals:			\$645,750			\$645,750

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$152,200	57.43	\$305,094	\$22,406	\$62,500	0.0	0.0
\$150,500	39.53	\$312,905	\$130,345	\$62,500	0.0	0.0
\$302,700		\$617,999	\$152,751	\$125,000	0.0	
Sale. Ratio =>	46.88			Average		
Std. Dev. =>	12.66			SITE VALUE	\$76,376	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-510
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-510
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	CARRIAGE COURT CONDOS
	CARRIAGE COURT CONDOS

R-530 CRESTWOOD PARK CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
010 09 0001 000	1199 SHELDON A-1	04/07/2022	\$112,000	PTA	03-ARM'S LENGTH	\$112,000
010 09 0006 000	1199 SHELDON A-6	03/09/2023	\$100,000	PTA	03-ARM'S LENGTH	\$100,000
010 09 0010 000	1199 SHELDON B-10	10/15/2021	\$100,000	PTA	03-ARM'S LENGTH	\$100,000
010 09 0010 000	1199 SHELDON B-10	07/22/2021	\$100,000	PTA	08-ESTATE	\$100,000
010 09 0011 000	1199 SHELDON B-11	02/13/2023	\$120,000	PTA	03-ARM'S LENGTH	\$120,000
010 09 0029 000	1199 SHELDON E-29	08/18/2021	\$120,000	PTA	03-ARM'S LENGTH	\$120,000
010 09 0031 000	1199 SHELDON E-31	08/19/2021	\$88,000	PTA	03-ARM'S LENGTH	\$88,000
010 09 0031 000	1199 SHELDON E-31	11/29/2022	\$110,000	PTA	03-ARM'S LENGTH	\$110,000
010 09 0032 000	1199 SHELDON E-32	05/31/2022	\$115,000	PTA	03-ARM'S LENGTH	\$115,000
010 09 0036 000	1199 SHELDON E-36	03/15/2023	\$116,000	PTA	03-ARM'S LENGTH	\$116,000
010 09 0049 000	1199 SHELDON H-49	11/28/2022	\$112,000	PTA	03-ARM'S LENGTH	\$112,000
010 09 0051 000	1199 SHELDON H-51	02/15/2023	\$103,000	PTA	03-ARM'S LENGTH	\$103,000
010 09 0051 000	1199 SHELDON H-51	05/12/2022	\$80,000	PTA	03-ARM'S LENGTH	\$80,000
010 09 0052 000	1199 SHELDON H-52	05/07/2021	\$89,900	PTA	03-ARM'S LENGTH	\$89,900
010 09 0053 000	1199 SHELDON H-53	09/02/2021	\$88,500	PTA	03-ARM'S LENGTH	\$88,500
010 09 0056 000	1199 SHELDON H-56	06/02/2021	\$115,000	PTA	03-ARM'S LENGTH	\$115,000
010 09 0069 000	1199 SHELDON J-69	03/22/2022	\$97,500	PTA	03-ARM'S LENGTH	\$97,500
010 09 0071 000	1199 SHELDON J-71	03/01/2022	\$120,000	PTA	03-ARM'S LENGTH	\$120,000
010 09 0072 000	1199 SHELDON J-72	06/13/2022	\$135,000	PTA	03-ARM'S LENGTH	\$135,000
010 09 0077 000	1199 SHELDON K-77	12/10/2021	\$95,000	PTA	03-ARM'S LENGTH	\$95,000
010 09 0090 000	1199 SHELDON M-90	09/30/2021	\$114,900	PTA	03-ARM'S LENGTH	\$114,900
010 09 0095 000	1199 SHELDON M-95	11/19/2021	\$107,000	PTA	03-ARM'S LENGTH	\$107,000
Totals:			\$2,338,800			\$2,338,800

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$44,700	39.91	\$100,023	\$34,477	\$22,500	0.0	0.0
\$44,700	44.70	\$100,023	\$22,477	\$22,500	0.0	0.0
\$41,400	41.40	\$109,607	\$12,893	\$22,500	0.0	0.0
\$41,400	41.40	\$109,607	\$12,893	\$22,500	0.0	0.0
\$44,700	37.25	\$100,023	\$42,477	\$22,500	0.0	0.0
\$41,400	34.50	\$109,607	\$32,893	\$22,500	0.0	0.0
\$37,900	43.07	\$100,023	\$10,477	\$22,500	0.0	0.0
\$44,700	40.64	\$100,023	\$32,477	\$22,500	0.0	0.0
\$44,700	38.87	\$100,023	\$37,477	\$22,500	0.0	0.0
\$48,800	42.07	\$109,607	\$28,893	\$22,500	0.0	0.0
\$48,000	42.86	\$107,764	\$26,736	\$22,500	0.0	0.0
\$48,000	46.60	\$107,764	\$17,736	\$22,500	0.0	0.0
\$48,000	60.00	\$107,764	(\$5,264)	\$22,500	0.0	0.0
\$37,900	42.16	\$100,023	\$12,377	\$22,500	0.0	0.0
\$37,900	42.82	\$100,023	\$10,977	\$22,500	0.0	0.0
\$41,400	36.00	\$109,607	\$27,893	\$22,500	0.0	0.0
\$38,600	39.59	\$101,866	\$18,134	\$22,500	0.0	0.0
\$40,700	33.92	\$107,764	\$34,736	\$22,500	0.0	0.0
\$48,800	36.15	\$109,607	\$47,893	\$22,500	0.0	0.0
\$37,900	39.89	\$100,023	\$17,477	\$22,500	0.0	0.0
\$37,900	32.99	\$100,023	\$37,377	\$22,500	0.0	0.0
\$37,900	35.42	\$100,023	\$29,477	\$22,500	0.0	0.0
\$937,400		\$2,290,817	\$542,983	\$495,000	0.0	
Sale. Ratio =>	40.08			Average		
Std. Dev. =>	5.67			SITE VALUE	\$24,681	

Other Parcels in Sale	Land Table
	CRESTWOOD PARK CONDOS CRESTWOOD PARK CONDOS
	CRESTWOOD PARK CONDOS CRESTWOOD PARK CONDOS
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R-540 MILL TOWN SQUARE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
004 05 0002 000	344 N MILL	03/01/2021	\$179,900	WD	03-ARM'S LENGTH	\$179,900
004 05 0007 000	314 N MILL	07/29/2020	\$180,000	WD	03-ARM'S LENGTH	\$180,000
004 05 0008 000	308 N MILL	11/23/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000
Totals:			\$564,900			\$564,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$87,300	48.53	\$196,091	\$39,219	\$47,000	0.0	0.0
\$87,300	48.50	\$196,091	\$39,219	\$47,000	0.0	0.0
\$88,900	43.37	\$199,898	\$60,727	\$47,000	0.0	0.0
\$263,500		\$592,080	\$139,165	\$141,000	0.0	
Sale. Ratio =>	46.65			Average		
Std. Dev. =>	2.97			SITE VALUE	\$46,388	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-540
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-540
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-540
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	MILL TOWN SQUARE CONDOS
	MILL TOWN SQUARE CONDOS
	MILL TOWN SQUARE CONDOS

R-560 PINEWOOD VILLAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 06 0008 000	203 PINEWOOD CIR	09/24/2021	\$156,000	PTA	03-ARM'S LENGTH	\$156,000
007 06 0012 000	303 PINEWOOD CIR	01/10/2022	\$186,500	PTA	03-ARM'S LENGTH	\$186,500
007 06 0025 000	221 PINEWOOD CIR	09/23/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000
007 06 0026 000	222 PINEWOOD	08/10/2021	\$161,500	PTA	03-ARM'S LENGTH	\$161,500
007 06 0028 000	223 PINEWOOD CIR	06/08/2021	\$152,000	PTA	03-ARM'S LENGTH	\$152,000
007 06 0033 000	321 PINEWOOD CIR	05/13/2021	\$170,000	WD	03-ARM'S LENGTH	\$170,000
007 06 0037 000	131 PINEWOOD CIR	09/14/2022	\$199,900	PTA	03-ARM'S LENGTH	\$199,900
007 06 0039 000	134 PINEWOOD	01/20/2022	\$150,000	PTA	03-ARM'S LENGTH	\$150,000
007 06 0041 000	141 PINEWOOD CIR	02/24/2023	\$190,000	PTA	03-ARM'S LENGTH	\$190,000
007 06 0042 000	142 PINEWOOD CIR	11/24/2021	\$180,000	PTA	03-ARM'S LENGTH	\$180,000
007 06 0046 000	232 PINEWOOD	07/30/2021	\$143,500	PTA	03-ARM'S LENGTH	\$143,500
007 06 0050 000	242 PINEWOOD	04/27/2022	\$190,000	PTA	03-ARM'S LENGTH	\$190,000
007 06 0051 000	244 PINEWOOD	02/08/2022	\$186,000	PTA	03-ARM'S LENGTH	\$186,000
007 06 0052 000	243 PINEWOOD CIR	08/03/2021	\$175,400	PTA	03-ARM'S LENGTH	\$175,400
007 06 0058 000	342 PINEWOOD	09/09/2021	\$177,000	PTA	03-ARM'S LENGTH	\$177,000
007 06 0059 000	344 PINEWOOD	10/08/2021	\$184,000	PTA	03-ARM'S LENGTH	\$184,000
007 06 0060 000	343 PINEWOOD CIR	08/29/2022	\$180,000	PTA	03-ARM'S LENGTH	\$180,000
007 06 0076 000	163 PINEWOOD CIR	04/14/2021	\$147,500	PTA	03-ARM'S LENGTH	\$147,500
007 06 0079 000	174 PINEWOOD	11/30/2021	\$166,500	PTA	03-ARM'S LENGTH	\$166,500
007 06 0081 000	261 PINEWOOD CIR	01/12/2023	\$156,250	PTA	03-ARM'S LENGTH	\$156,250
007 06 0086 000	272 PINEWOOD	06/03/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000
007 06 0087 000	274 PINEWOOD	02/22/2023	\$171,000	PTA	03-ARM'S LENGTH	\$171,000
007 06 0104 000	193 PINEWOOD CIR	07/20/2022	\$210,000	PTA	03-ARM'S LENGTH	\$210,000
Totals:			\$4,023,050			\$4,023,050

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$70,000	44.87	\$161,031	\$27,469	\$32,500	0.0	0.0
\$76,100	40.80	\$175,611	\$43,389	\$32,500	0.0	0.0
\$71,500	36.67	\$161,031	\$66,469	\$32,500	0.0	0.0
\$70,000	43.34	\$161,031	\$32,969	\$32,500	0.0	0.0
\$70,000	46.05	\$161,031	\$23,469	\$32,500	0.0	0.0
\$76,100	44.76	\$175,611	\$26,889	\$32,500	0.0	0.0
\$73,500	36.77	\$165,759	\$66,641	\$32,500	0.0	0.0
\$72,000	48.00	\$165,759	\$16,741	\$32,500	0.0	0.0
\$73,500	38.68	\$165,759	\$56,741	\$32,500	0.0	0.0
\$72,000	40.00	\$165,759	\$46,741	\$32,500	0.0	0.0
\$70,000	48.78	\$161,031	\$14,969	\$32,500	0.0	0.0
\$71,500	37.63	\$161,031	\$61,469	\$32,500	0.0	0.0
\$70,000	37.63	\$161,031	\$57,469	\$32,500	0.0	0.0
\$70,000	39.91	\$161,031	\$46,869	\$32,500	0.0	0.0
\$76,100	42.99	\$175,611	\$33,889	\$32,500	0.0	0.0
\$76,100	41.36	\$175,611	\$40,889	\$32,500	0.0	0.0
\$77,800	43.22	\$175,611	\$36,889	\$32,500	0.0	0.0
\$72,000	48.81	\$165,759	\$14,241	\$32,500	0.0	0.0
\$72,000	43.24	\$165,759	\$33,241	\$32,500	0.0	0.0
\$71,500	45.76	\$161,031	\$27,719	\$32,500	0.0	0.0
\$71,500	36.67	\$161,031	\$66,469	\$32,500	0.0	0.0
\$71,500	41.81	\$161,031	\$42,469	\$32,500	0.0	0.0
\$73,500	35.00	\$165,759	\$76,741	\$32,500	0.0	0.0
\$1,668,200		\$3,809,709	\$960,841	\$747,500	0.0	
Sale. Ratio =>	41.47			Average		
Std. Dev. =>	4.12			SITE VALUE	\$	41,776

R-570 PLYMOUTH PARK WEST CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 16 0019 000	740 KELLOGG	06/14/2022	\$165,000	PTA	03-ARM'S LENGTH	\$165,000
006 16 0021 000	741 DEER	06/17/2021	\$190,000	PTA	03-ARM'S LENGTH	\$190,000
006 16 0022 000	737 DEER	10/27/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000
Totals:			\$570,000			\$570,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$86,400	52.36	\$194,852	\$5,148	\$35,000	0.0	0.0
\$80,800	42.53	\$186,562	\$38,438	\$35,000	0.0	0.0
\$82,900	38.56	\$186,562	\$63,438	\$35,000	0.0	0.0
\$250,100		\$567,976	\$107,024	\$105,000	0.0	
Sale. Ratio =>	43.88			Average		
Std. Dev. =>	7.11			SITE VALUE	\$35,675	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-570
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-570
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-570
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	PLYMOUTH PARK WEST CONDOS
	PLYMOUTH PARK WEST CONDOS
	PLYMOUTH PARK WEST CONDOS

R-580 PLYMOUTH SQUARE & TONQUISH CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
010 10 0016 000	1450 W ANN ARBOR RD 17	02/09/2022	\$95,000	PTA	03-ARM'S LENGTH
010 10 0019 000	1450 W ANN ARBOR RD 20	01/03/2022	\$90,000	PTA	03-ARM'S LENGTH
010 10 0028 000	1450 W ANN ARBOR RD 29	01/05/2023	\$100,400	PTA	03-ARM'S LENGTH
010 10 0030 000	1450 W ANN ARBOR RD 31	05/20/2022	\$90,000	PTA	03-ARM'S LENGTH
010 10 0032 000	1450 W ANN ARBOR RD 33	10/03/2022	\$100,000	PTA	03-ARM'S LENGTH
Totals:			\$475,400		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
\$95,000	\$44,400	46.74	\$95,480	\$17,889	\$18,000	0.0
\$90,000	\$44,400	49.33	\$95,480	\$12,889	\$18,000	0.0
\$100,400	\$42,500	42.33	\$95,480	\$23,289	\$18,000	0.0
\$90,000	\$42,500	47.22	\$95,480	\$12,889	\$18,000	0.0
\$100,000	\$42,500	42.50	\$95,480	\$22,889	\$18,000	0.0
\$475,400	\$216,300		\$477,400	\$89,845	\$90,000	0.0
	Sale. Ratio =>	45.50			Average	
	Std. Dev. =>	3.09			SITE VALUE	\$17,969

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-580
0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-580
0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-580
0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-580
0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-580
	0.00	0.00					
	Average			Average			
	per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	PLYMOUTH SQUARE & TONQUISH CONDOS
	PLYMOUTH SQUARE & TONQUISH CONDOS
	PLYMOUTH SQUARE & TONQUISH CONDOS
	PLYMOUTH SQUARE & TONQUISH CONDOS
	PLYMOUTH SQUARE & TONQUISH CONDOS

R-590 PLYMOUTH TRAIL/CASA GRANDE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 11 0019 333	685 DEER	05/27/2022	\$590,000	PTA	03-ARM'S LENGTH
006 17 0009 000	308 ANN ARBOR TRL CT	09/01/2021	\$270,000	PTA	03-ARM'S LENGTH
006 17 0025 000	349 ANN ARBOR TRL CT	03/22/2022	\$315,000	PTA	03-ARM'S LENGTH
Totals:			\$1,175,000		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$590,000	\$239,900	40.66	\$554,151	\$80,849	\$45,000
\$270,000	\$100,800	37.33	\$244,862	\$70,138	\$45,000
\$315,000	\$111,100	35.27	\$271,121	\$88,879	\$45,000
\$1,175,000	\$451,800		\$1,070,134	\$239,866	\$135,000
	Sale. Ratio =>	38.45			Average
	Std. Dev. =>	2.72			SITE VALUE

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
55.3	139.0	0.16	0.16	\$1,461	\$505,306	\$11.60	66.00
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
55.3		0.16	0.16				
\$79,955		Average per Net Acre=>	1,499,162.50		Average per SqFt=>	\$34.42	

ECF Area	Other Parcels in Sale	Land Table
'R-590		PLYMOUTH TRAIL/CASA GRANDE CONDOS
'R-590		PLYMOUTH TRAIL/CASA GRANDE CONDOS
'R-590		PLYMOUTH TRAIL/CASA GRANDE CONDOS

R-600 RIVEROAKS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 05 0003 000	222 RIVER OAKS	05/19/2022	\$251,000	PTA	03-ARM'S LENGTH	\$251,000
007 05 0012 000	150 RIVER OAKS	01/30/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000
007 05 0024 000	145 RIVER OAKS	01/09/2023	\$180,000	PTA	03-ARM'S LENGTH	\$180,000
Totals:			\$616,000			\$616,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$78,000	31.08	\$183,471	\$102,529	\$35,000	0.0	0.0
\$78,400	42.38	\$184,567	\$35,433	\$35,000	0.0	0.0
\$80,600	44.78	\$189,809	\$25,191	\$35,000	0.0	0.0
\$237,000		\$557,847	\$163,153	\$105,000	0.0	
Sale. Ratio =>	38.47			Average		
Std. Dev. =>	7.32			SITE VALUE	\$54,384	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-600
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-600
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-600
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	RIVEROAKS CONDOS
	RIVEROAKS CONDOS
	RIVEROAKS CONDOS

R-610 ROYAL YORK CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
003 02 0002 000	1086 YORK	02/10/2021	\$289,000	WD	03-ARM'S LENGTH	\$289,000
003 02 0005 000	1070 YORK	07/02/2020	\$268,500	WD	03-ARM'S LENGTH	\$268,500
Totals:			\$557,500			\$557,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$153,900	53.25	\$325,501	\$39,815	\$47,000	0.0	0.0
\$130,200	48.49	\$276,901	\$62,799	\$47,000	0.0	0.0
\$284,100		\$602,402	\$102,614	\$94,000	0.0	
Sale. Ratio =>	50.96			Average		
Std. Dev. =>	3.37			SITE VALUE	\$51,307	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-610
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-610
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	ROYAL YORK CONDOS
	ROYAL YORK CONDOS

R-620 THE MEADOWS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 07 0103 000	777 DEER CT	08/31/2021	\$252,000	PTA	03-ARM'S LENGTH	\$252,000
011 07 0104 000	775 DEER CT	06/04/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000
011 07 0105 000	773 DEER CT	07/26/2021	\$291,000	PTA	03-ARM'S LENGTH	\$291,000
011 07 0201 000	786 DEER CT	06/08/2022	\$302,000	PTA	03-ARM'S LENGTH	\$302,000
011 07 0203 000	787 DEER CT	09/29/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000
011 07 0301 000	796 DEER CT	07/26/2022	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
011 07 0302 000	799 DEER CT	09/28/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000
011 07 0305 000	793 DEER CT	03/30/2022	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
011 07 0402 000	817 DEER CT	08/08/2022	\$335,000	PTA	03-ARM'S LENGTH	\$335,000
011 07 0402 000	817 DEER CT	12/27/2022	\$340,000	WD	03-ARM'S LENGTH	\$340,000
Totals:			\$3,020,000			\$3,020,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$118,600	47.06	\$287,398	\$19,602	\$55,000	0.0	0.0
\$115,800	42.11	\$280,453	\$49,547	\$55,000	0.0	0.0
\$118,800	40.82	\$287,893	\$58,107	\$55,000	0.0	0.0
\$126,000	41.72	\$287,398	\$69,602	\$55,000	0.0	0.0
\$118,600	38.26	\$287,398	\$77,602	\$55,000	0.0	0.0
\$126,000	42.00	\$287,398	\$67,602	\$55,000	0.0	0.0
\$126,200	40.06	\$287,893	\$82,107	\$55,000	0.0	0.0
\$118,800	39.60	\$287,893	\$67,107	\$55,000	0.0	0.0
\$126,200	37.67	\$287,893	\$102,107	\$55,000	0.0	0.0
\$126,200	37.12	\$287,893	\$107,107	\$55,000	0.0	0.0
\$1,221,200		\$2,869,510	\$700,490	\$550,000	0.0	
Sale. Ratio =>	40.44			Average		
Std. Dev. =>	2.88			SITE VALUE	\$70,049	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-620
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS
	THE MEADOWS CONDOS

R-635 TRAIL END & HOME ON THE TRAIL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
007 09 0001 000	211 E ANN ARBOR TRL	08/05/2022	\$198,500	PTA	03-ARM'S LENGTH	\$198,500
007 09 0002 000	207 E ANN ARBOR TRL	06/16/2023	\$264,000	PTA	03-ARM'S LENGTH	\$264,000
007 09 0004 000	219 E ANN ARBOR TRL	01/26/2022	\$248,000	PTA	03-ARM'S LENGTH	\$248,000
007 09 0006 000	227 E ANN ARBOR TRL	11/08/2021	\$210,000	PTA	03-ARM'S LENGTH	\$210,000
Totals:			\$920,500			\$920,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$77,700	39.14	\$186,058	\$38,991	\$42,500	0.0	0.0
\$97,700	37.01	\$203,212	\$85,431	\$42,500	0.0	0.0
\$81,500	32.86	\$203,212	\$69,431	\$42,500	0.0	0.0
\$81,500	38.81	\$203,212	\$31,431	\$42,500	0.0	0.0
\$338,400		\$795,694	\$225,284	\$170,000	0.0	
Sale. Ratio =>	36.76			Average		
Std. Dev. =>	2.89			SITE VALUE	\$56,321	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-635
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-635
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-635
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-635
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	TRAIL END & HOME ON THE TRAIL CONDO
	TRAIL END & HOME ON THE TRAIL CONDO
	TRAIL END & HOME ON THE TRAIL CONDO
	TRAIL END & HOME ON THE TRAIL CONDO

R-640 WILLOW BROOKS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 06 0008 000	500 FORD B7	05/28/2021	\$149,000	PTA	03-ARM'S LENGTH	\$149,000
011 06 0014 000	500 FORD D5	11/12/2021	\$107,500	PTA	03-ARM'S LENGTH	\$107,500
011 06 0015 000	500 FORD D6	01/27/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000
011 06 0023 000	500 FORD B5	01/11/2022	\$114,000	PTA	03-ARM'S LENGTH	\$114,000
Totals:			\$495,500			\$495,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$53,500	35.91	\$139,451	\$35,694	\$25,000	0.0	0.0
\$41,800	38.88	\$108,720	\$24,617	\$25,000	0.0	0.0
\$63,200	50.56	\$142,507	\$8,668	\$25,000	0.0	0.0
\$41,800	36.67	\$108,720	\$31,117	\$25,000	0.0	0.0
\$200,300		\$499,398	\$100,096	\$100,000	0.0	
Sale. Ratio =>	40.42			Average		
Std. Dev. =>	6.82			SITE VALUE	\$25,024	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-640
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-640
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-640
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-640
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	WILLOW BROOK CONDOS
	WILLOW BROOK CONDOS
	WILLOW BROOK CONDOS
	WILLOW BROOK CONDOS

R-650 YORKETOWNE/OLD VILLAGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
004 06 0007 000	780 YORK	06/13/2023	\$237,460	PTA	03-ARM'S LENGTH	\$237,460
004 06 0009 000	784 YORK	06/28/2023	\$260,000	PTA	03-ARM'S LENGTH	\$260,000
004 06 0011 000	788 YORK	06/04/2021	\$235,000	PTA	03-ARM'S LENGTH	\$235,000
Totals:			\$732,460			\$732,460

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$110,900	46.70	\$230,503	\$56,957	\$50,000	0.0	0.0
\$115,900	44.58	\$240,920	\$69,080	\$50,000	0.0	0.0
\$97,600	41.53	\$234,058	\$50,942	\$50,000	0.0	0.0
\$324,400		\$705,481	\$176,979	\$150,000	0.0	
Sale. Ratio =>	44.29			Average		
Std. Dev. =>	2.60			SITE VALUE	\$58,993	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-650
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-650
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-650
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	YORKETOWNE/OLD VILLAGE CONDOS
	YORKETOWNE/OLD VILLAGE CONDOS
	YORKETOWNE/OLD VILLAGE CONDOS

R-680 MIDTOWN OF PLYMOUTH CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
011 08 0009 000	770 DEER 303	08/31/2022	\$235,000	PTA	03-ARM'S LENGTH	\$235,000
011 08 0009 000	770 DEER 303	11/23/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
011 08 0013 000	770 DEER 201	01/25/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000
011 08 0014 000	770 DEER 202	12/19/2022	\$239,000	PTA	03-ARM'S LENGTH	\$239,000
011 08 0018 000	770 DEER 206	03/30/2023	\$247,500	PTA	03-ARM'S LENGTH	\$247,500
011 08 0020 000	770 DEER 102	10/26/2022	\$247,350	PTA	03-ARM'S LENGTH	\$247,350
Totals:			\$1,438,850			\$1,438,850

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$106,800	45.45	\$233,758	\$51,242	\$50,000	0.0	0.0
\$106,800	42.72	\$233,758	\$66,242	\$50,000	0.0	0.0
\$100,300	45.59	\$233,758	\$36,242	\$50,000	0.0	0.0
\$106,800	44.69	\$233,758	\$55,242	\$50,000	0.0	0.0
\$106,800	43.15	\$233,758	\$63,742	\$50,000	0.0	0.0
\$106,800	43.18	\$233,758	\$63,592	\$50,000	0.0	0.0
\$634,300		\$1,402,548	\$336,302	\$300,000	0.0	
Sale. Ratio =>	44.08			Average		
Std. Dev. =>	1.27			SITE VALUE	\$	56,050

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-680
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-680
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-680
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-680
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-680
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-680
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	MIDTOWN OF PLYMOUTH CONDOS
	MIDTOWN OF PLYMOUTH CONDOS
	MIDTOWN OF PLYMOUTH CONDOS
	MIDTOWN OF PLYMOUTH CONDOS
	MIDTOWN OF PLYMOUTH CONDOS
	MIDTOWN OF PLYMOUTH CONDOS

R-690 MAYFLOWER CENTRE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 12 0003 000	801 W ANN ARBOR TRL STE 303	05/20/2022	\$1,349,000	PTA	03-ARM'S LENGTH
009 12 0006 000	801 W ANN ARBOR TRL STE 306	01/21/2022	\$1,249,900	PTA	03-ARM'S LENGTH
Totals:			\$2,598,900		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$1,349,000	\$393,800	29.19	\$1,100,061	\$469,812	\$300,000
\$1,249,900	\$423,700	33.90	\$1,193,286	\$268,267	\$300,000
\$2,598,900	\$817,500		\$2,293,347	\$738,079	\$600,000
	Sale. Ratio =>	31.46			Average
	Std. Dev. =>	3.33			SITE VALUE

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
0.0		0.00	0.00				
		Average			Average		
\$369,040		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!	

ECF Area	Other Parcels in Sale	Land Table
'R-690		MAYFLOWER CENTRE CONDO
'R-690		MAYFLOWER CENTRE CONDO

R-700 CASSIDY PLACE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
012 03 0001 000	1650 CASSADY PL	06/28/2021	\$305,000	PTA	03-ARM'S LENGTH	\$305,000
012 03 0010 000	1670 CASSADY PL	07/22/2022	\$272,500	PTA	03-ARM'S LENGTH	\$272,500
012 03 0017 000	1690 CASSADY PL	10/27/2022	\$299,000	PTA	03-ARM'S LENGTH	\$299,000
012 03 0021 000	1700 CASSADY PL	10/05/2022	\$305,000	PTA	03-ARM'S LENGTH	\$305,000
Totals:			\$1,181,500			\$1,181,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$124,600	40.85	\$278,604	\$91,728	\$60,000	0.0	0.0
\$144,400	52.99	\$303,840	\$34,607	\$60,000	0.0	0.0
\$145,100	48.53	\$305,263	\$59,719	\$60,000	0.0	0.0
\$145,100	47.57	\$315,591	\$55,643	\$60,000	0.0	0.0
\$559,200		\$1,203,298	\$241,697	\$240,000	0.0	
Sale. Ratio =>	47.33			Average		
Std. Dev. =>	5.01			SITE VALUE	\$60,424	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-700
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-700
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-700
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-700
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	CASSIDY PLACE CONDOS
	CASSIDY PLACE CONDOS
	CASSIDY PLACE CONDOS
	CASSIDY PLACE CONDOS

R-710 DAISY SQUARE TOWNHOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006 21 0007 000	355 RED RYDER	09/15/2021	\$350,000	PTA	03-ARM'S LENGTH
006 21 0010 000	349 RED RYDER	09/10/2021	\$410,000	PTA	03-ARM'S LENGTH
006 21 0010 000	349 RED RYDER	01/31/2022	\$415,000	PTA	03-ARM'S LENGTH
006 21 0016 000	309 RED RYDER	09/21/2021	\$330,000	PTA	03-ARM'S LENGTH
006 21 0019 000	303 RED RYDER	11/17/2021	\$470,000	PTA	03-ARM'S LENGTH
006 21 0020 000	187 HAMILTON	06/23/2021	\$339,900	PTA	03-ARM'S LENGTH
006 21 0020 000	187 HAMILTON	07/08/2022	\$380,000	PTA	03-ARM'S LENGTH
006 21 0031 000	397 WINDMILL	09/03/2021	\$434,000	PTA	03-ARM'S LENGTH
006 21 0034 000	391 WINDMILL	11/24/2021	\$379,900	PTA	03-ARM'S LENGTH
006 21 0035 000	389 WINDMILL	06/28/2021	\$335,000	PTA	03-ARM'S LENGTH
006 21 0036 000	387 WINDMILL	03/03/2023	\$315,000	PTA	03-ARM'S LENGTH
006 21 0042 000	328 RED RYDER	04/11/2022	\$370,000	PTA	03-ARM'S LENGTH
006 21 0052 000	376 RED RYDER	09/30/2022	\$334,900	PTA	03-ARM'S LENGTH
006 21 0102 000	126 HAMILTON	09/21/2021	\$306,500	PTA	03-ARM'S LENGTH
006 21 0104 000	143 S UNION	01/06/2022	\$320,000	PTA	03-ARM'S LENGTH
006 21 0110 000	124 HAMILTON	03/08/2022	\$415,000	WD	03-ARM'S LENGTH
006 21 0118 000	360 DAISY SQUARE PKWY	09/29/2022	\$465,000	PTA	03-ARM'S LENGTH
006 21 0120 000	364 DAISY SQUARE PKWY	09/30/2022	\$485,000	PTA	03-ARM'S LENGTH
006 21 0122 000	373 WINDMILL	10/12/2022	\$475,000	PTA	03-ARM'S LENGTH
006 21 0123 000	371 WINDMILL	03/23/2023	\$410,000	PTA	03-ARM'S LENGTH
Totals:			\$7,740,200		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$350,000	\$167,100	47.74	\$366,537	\$55,963	\$72,500
\$410,000	\$200,600	48.93	\$441,908	\$40,592	\$72,500
\$415,000	\$200,600	48.34	\$441,908	\$45,592	\$72,500
\$330,000	\$165,100	50.03	\$362,243	\$40,257	\$72,500
\$470,000	\$198,600	42.26	\$437,404	\$105,096	\$72,500
\$339,900	\$166,800	49.07	\$365,909	\$46,491	\$72,500
\$380,000	\$173,900	45.76	\$365,909	\$86,591	\$72,500
\$434,000	\$197,200	45.44	\$434,318	\$72,182	\$72,500
\$379,900	\$171,800	45.22	\$377,270	\$75,130	\$72,500
\$335,000	\$166,800	49.79	\$365,909	\$41,591	\$72,500
\$315,000	\$147,500	46.83	\$309,594	\$77,906	\$72,500
\$370,000	\$172,200	46.54	\$362,243	\$80,257	\$72,500
\$334,900	\$147,200	43.95	\$308,925	\$98,475	\$72,500
\$306,500	\$141,400	46.13	\$308,925	\$70,075	\$72,500
\$320,000	\$141,400	44.19	\$308,925	\$83,575	\$72,500
\$415,000	\$171,800	41.40	\$377,270	\$110,230	\$72,500
\$465,000	\$246,200	52.95	\$431,384	\$106,116	\$72,500
\$485,000	\$242,800	50.06	\$425,549	\$131,951	\$72,500
\$475,000	\$182,600	38.44	\$384,757	\$162,743	\$72,500
\$410,000	\$242,800	59.22	\$425,549	\$56,951	\$72,500
\$7,740,200	\$3,644,400		\$7,602,436	\$1,587,764	\$1,450,000
	Sale. Ratio =>	47.08		Average	
	Std. Dev. =>	4.43		SITE VALUE	

R-720 DAISY SQUARE LOFTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 22 0004 000	101 S UNION 104	02/17/2023	\$329,900	PTA	03-ARM'S LENGTH	\$329,900
006 22 0007 000	101 S UNION 107	09/10/2021	\$395,000	PTA	03-ARM'S LENGTH	\$395,000
006 22 0012 000	101 S UNION 112	06/23/2021	\$399,000	PTA	03-ARM'S LENGTH	\$399,000
006 22 0012 000	101 S UNION 112	02/25/2022	\$420,000	PTA	03-ARM'S LENGTH	\$420,000
006 22 0016 000	101 S UNION 117	04/19/2021	\$248,000	PTA	03-ARM'S LENGTH	\$248,000
006 22 0035 000	101 S UNION 217	06/08/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000
006 22 0054 000	101 S UNION 317	05/27/2021	\$253,000	PTA	03-ARM'S LENGTH	\$253,000
Totals:			\$2,294,900			\$2,294,900

GARAGE LOT VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 22 0067 000	S UNION	11/12/2021	\$23,000	PTA	03-ARM'S LENGTH	\$23,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$140,100	42.47	\$316,341	\$104,320	\$60,000	0.0	0.0
\$166,600	42.18	\$387,656	\$106,662	\$60,000	0.0	0.0
\$169,800	42.56	\$395,366	\$103,878	\$60,000	0.0	0.0
\$169,800	40.43	\$395,366	\$103,878	\$60,000	0.0	0.0
\$127,100	51.25	\$292,845	\$43,096	\$60,000	0.0	0.0
\$127,100	50.84	\$292,845	\$45,096	\$60,000	0.0	0.0
\$127,100	50.24	\$292,845	\$48,096	\$60,000	0.0	0.0
\$1,027,600		\$2,373,264	\$555,026	\$420,000	0.0	
Sale. Ratio =>	44.78			Average		
Std. Dev. =>	4.80			SITE VALUE	\$79,289	

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$13,700	59.57	\$26,964	\$4,030	\$4,200	0.0	0.0

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720
0.00	0.00					

Average		Average
per Net Acre=>	#DIV/0!	per SqFt=>
		#DIV/0!

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-720

Other Parcels in Sale	Land Table
	DAISY SQUARE LOFTS
	DAISY SQUARE LOFTS
	DAISY SQUARE LOFTS
	DAISY SQUARE LOFTS
	DAISY SQUARE LOFTS
	DAISY SQUARE LOFTS
	DAISY SQUARE LOFTS

Other Parcels in Sale	Land Table
	DAISY SQUARE LOFTS

R-730 PENNIMAN PLACE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
009 15 0002 000	855 PENNIMAN STE 202	11/03/2021	\$460,000	WD	03-ARM'S LENGTH
009 15 0003 000	855 PENNIMAN STE 205	07/31/2023	\$525,000	PTA	03-ARM'S LENGTH
009 15 0005 000	855 PENNIMAN STE 203	04/19/2021	\$613,000	WD	03-ARM'S LENGTH
009 15 0008 000	855 PENNIMAN STE 303	10/30/2020	\$420,000	WD	03-ARM'S LENGTH
Totals:			\$2,018,000		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$460,000	\$201,200	43.74	\$473,158	\$134,326	\$92,500
\$525,000	\$299,400	57.03	\$624,858	\$69,538	\$92,500
\$613,000	\$286,900	46.80	\$683,754	\$107,149	\$92,500
\$420,000	\$182,000	43.33	\$432,342	\$129,246	\$92,500
\$2,018,000	\$969,500		\$2,214,112	\$440,259	\$370,000
	Sale. Ratio =>	48.04			Average
	Std. Dev. =>	6.39			SITE VALUE

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
0.0		0.00	0.00				
		Average			Average		
\$110,065		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!	

ECF Area	Other Parcels in Sale	Land Table
'R-730		PENNIMAN PLACE CONDOS
'R-730		PENNIMAN PLACE CONDOS
'R-730		PENNIMAN PLACE CONDOS
'R-730		PENNIMAN PLACE CONDOS

R-750 MAIN ST SQ & PARKSIDE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 24 0002 000	730 PENNIMAN 201	08/06/2021	\$389,000	PTA	03-ARM'S LENGTH	\$389,000
006 24 0004 000	730 PENNIMAN 203	03/30/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
006 24 0006 000	730 PENNIMAN 205	12/29/2021	\$370,000	PTA	03-ARM'S LENGTH	\$370,000
006 24 0010 000	730 PENNIMAN 301	07/15/2022	\$416,000	PTA	03-ARM'S LENGTH	\$416,000
006 24 0013 000	730 PENNIMAN 304	02/21/2023	\$420,000	PTA	03-ARM'S LENGTH	\$420,000
006 24 0015 000	730 PENNIMAN 306	03/17/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000
006 24 0019 000	730 PENNIMAN 310	08/16/2021	\$490,000	PTA	03-ARM'S LENGTH	\$490,000
Totals:			\$2,835,000			\$2,835,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$167,700	43.11	\$391,589	\$79,780	\$70,000	0.0	0.0
\$146,400	41.83	\$339,990	\$90,394	\$70,000	0.0	0.0
\$171,200	46.27	\$400,104	\$52,592	\$70,000	0.0	0.0
\$193,700	46.56	\$439,589	\$65,800	\$70,000	0.0	0.0
\$201,900	48.07	\$458,736	\$52,183	\$70,000	0.0	0.0
\$204,200	51.05	\$464,003	\$21,151	\$70,000	0.0	0.0
\$197,500	40.31	\$463,671	\$114,912	\$70,000	0.0	0.0
\$1,282,600		\$2,957,682	\$476,812	\$490,000	0.0	
Sale. Ratio =>	45.24			Average		
Std. Dev. =>	3.77			SITE VALUE	\$68,116	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-750
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-750
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-750
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-750
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-750
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-750
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-750
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	PARKSIDE CONDOS
	PARKSIDE CONDOS
	PARKSIDE CONDOS
	PARKSIDE CONDOS
	PARKSIDE CONDOS
	PARKSIDE CONDOS
	PARKSIDE CONDOS

R-760 HAMILTON GARDEN LOFTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 23 0001 000	300 HAMILTON 101	12/30/2021	\$305,000	PTA	03-ARM'S LENGTH	\$305,000
006 23 0005 301	300 HAMILTON 105	02/24/2023	\$705,000	PTA	03-ARM'S LENGTH	\$705,000
006 23 0007 000	300 HAMILTON 107	06/29/2022	\$350,000	PTA	03-ARM'S LENGTH	\$350,000
006 23 0008 000	300 HAMILTON 108	09/30/2022	\$355,000	PTA	03-ARM'S LENGTH	\$355,000
006 23 0020 000	300 HAMILTON 302	06/15/2022	\$510,000	PTA	03-ARM'S LENGTH	\$510,000
006 23 0021 000	300 HAMILTON 303	09/09/2021	\$425,000	PTA	03-ARM'S LENGTH	\$425,000
Totals:			\$2,650,000			\$2,650,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$180,000	59.02	\$379,514	(\$14,514)	\$60,000	0.0	0.0
\$323,300	45.86	\$686,959	\$138,041	\$120,000	0.0	0.0
\$178,900	51.11	\$380,237	\$29,763	\$60,000	0.0	0.0
\$178,500	50.28	\$379,514	\$35,486	\$60,000	0.0	0.0
\$183,900	36.06	\$390,817	\$179,183	\$60,000	0.0	0.0
\$185,800	43.72	\$390,817	\$94,183	\$60,000	0.0	0.0
\$1,230,400		\$2,607,858	\$462,142	\$420,000	0.0	
Sale. Ratio =>	46.43			Average		
Std. Dev. =>	7.76			SITE VALUE	\$77,024	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-760
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-760
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-760
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-760
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-760
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-760
0.00	0.00					
Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	HAMILTON GARDEN LOFTS
	HAMILTON GARDEN LOFTS
	HAMILTON GARDEN LOFTS
	HAMILTON GARDEN LOFTS
	HAMILTON GARDEN LOFTS
	HAMILTON GARDEN LOFTS

R-770 TOWNES AT MILL STREET

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 25 0003 000	174 S MILL	12/22/2022	\$470,000	PTA	03-ARM'S LENGTH	\$470,000
006 25 0004 000	168 S MILL	04/16/2021	\$407,920	PTA	03-ARM'S LENGTH	\$407,920
006 25 0018 000	232 N SYDNEY CT	12/20/2022	\$400,000	PTA	03-ARM'S LENGTH	\$400,000
006 25 0028 000	245 N SYDNEY CT	03/27/2023	\$458,500	PTA	03-ARM'S LENGTH	\$458,500
Totals:			\$1,736,420			\$1,736,420

OUTLIER - NOT USED IN ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006 25 0008 000	144 S MILL	07/07/2021	\$399,000	PTA	03-ARM'S LENGTH	\$399,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$221,800	47.19	\$476,241	\$100,031	\$70,000	0.0	0.0
\$188,800	46.28	\$422,835	\$86,588	\$70,000	0.0	0.0
\$197,300	49.33	\$422,835	\$78,668	\$70,000	0.0	0.0
\$209,400	45.67	\$449,287	\$113,078	\$70,000	0.0	0.0
\$817,300		\$1,771,198	\$378,365	\$280,000	0.0	
Sale. Ratio =>	47.07			Average		
Std. Dev. =>	1.60			SITE VALUE	\$94,591	

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$211,000	52.88	\$473,680	\$31,363	\$70,000	0.0	0.0

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-770
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-770
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-770
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-770

0.00 0.00

Average
per Net Acre=> #DIV/0! Average
per SqFt=> #DIV/0!

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-770

Other Parcels in Sale	Land Table
	TOWNES AT MILL STREET
	TOWNES AT MILL STREET
	TOWNES AT MILL STREET
	TOWNES AT MILL STREET

Other Parcels in Sale	Land Table
	TOWNES AT MILL STREET

R-780 STARKWEATHER CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
004 08 0002 000	323 E SPRING	09/19/2023	\$781,000	PTA	03-ARM'S LENGTH	\$781,000
004 08 0017 000	544 DOWNING	09/14/2023	\$880,000	PTA	03-ARM'S LENGTH	\$880,000
004 08 0018 000	526 DOWNING	10/13/2023	\$773,500	WD	03-ARM'S LENGTH	\$773,500
Totals:			\$2,434,500			\$2,434,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$410,600	52.57	\$853,335	\$192,998	\$200,000	0.0	0.0
\$451,000	51.25	\$938,403	\$215,437	\$200,000	0.0	0.0
\$405,900	52.48	\$843,378	\$194,460	\$200,000	0.0	0.0
\$1,267,500		\$2,635,116	\$602,895	\$600,000	0.0	
Sale. Ratio =>	52.06			Average		
Std. Dev. =>	0.74			SITE VALUE	\$200,965	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-780
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-780
0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'R-780

0.00 0.00

Average			Average			
per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!		

Other Parcels in Sale	Land Table
	STARKWEATHER CONDO
	STARKWEATHER CONDO
	STARKWEATHER CONDO

	2023 Ac	2023 Total Tax	2023 land SEV	2023 Bldg SEV	2023 Bldg Tax
620 MAPLE	0.632	\$ 156,300	\$ 156,300	#####	#####
686 MAPLE	0.000	\$ 35,200	\$ 35,200	#####	\$ 35,200
	0.632	\$ 191,500	\$ 191,500	#####	#####

	Ac	Bldg.	of 2023 land SEV	of 2023 Bldg SEV	of 2023 Bldg Tax	Total SEV	Total Tax
692 MAPLE	0.000	0%	\$ -	#####	#####	\$ (156,300)	\$ 156,300
684 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
676 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
668 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
660 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
652 MAPLE	0.000	no	\$ -	\$ -	\$ -	\$ -	\$ -
644 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
636 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
628 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
620 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
698 MAPLE	0.000	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	0.000		\$ -	#####	#####	\$ (156,300)	\$ 156,300

A/C