

2025 Hartland Township Land Analysis

Comb Site 2025 Land Analysis

Hartland Hills, Heritage Meadows, Hartland CC, Hartland Shores, Foldenauer Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	
4708-16-201-017	3801 GLEN HILLS DR	08/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,800	43.37	\$330,943	\$89,057	\$70,000	95.0	263.0	0.57	0.57	\$937	\$155,152	\$3.56	95.00	4210	2023R-015534	HARTLAND HILLS 1620	401	STANDARD LOT		
4708-22-203-025	11218 ANYA LN	06/17/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$111,900	30.66	\$371,641	\$63,359	\$70,000	0.0	0.0	0.28	0.28	#DIV/0!	\$226,282	\$5.19	0.00	4225	2022R-018354	HERITAGE MEADOWS	401			
4708-22-203-041	2397 LORRAINA LN	02/22/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$131,700	34.84	\$406,288	\$41,712	\$70,000	0.0	0.0	0.31	0.31	#DIV/0!	\$134,555	\$3.09	0.00	4225	2023R-003395	HERITAGE MEADOWS	401			
4708-22-203-044	2361 LORRAINA LN	08/11/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$133,800	35.68	\$353,262	\$91,738	\$70,000	0.0	0.0	0.27	0.27	#DIV/0!	\$339,770	\$7.80	0.00	4225	2023R-015207	HERITAGE MEADOWS	401			
4708-22-203-046	2377 LORRAINA LN	08/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$126,600	31.65	\$404,857	\$65,143	\$70,000	0.0	0.0	0.27	0.27	#DIV/0!	\$241,270	\$5.54	0.00	4225	2022R-023569	HERITAGE MEADOWS	401			
4708-22-203-066	11332 ANYA LN	08/18/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$169,400	40.82	\$453,370	\$31,630	\$70,000	86.0	140.0	0.28	0.28	\$368	\$112,964	\$2.59	86.00	4225	2023R-015894	HERITAGE MEADOWS	401	STANDARD		
4708-23-101-005	11860 DUNHAM RD	08/11/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$130,300	43.43	\$310,085	\$57,915	\$68,000	120.0	250.0	0.69	0.69	\$483	\$84,057	\$1.93	120.00	4200	2022R-022711	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-101-011	2949 BULLARD	03/04/24	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$178,800	44.28	\$381,407	\$79,093	\$68,000	120.0	250.0	0.69	0.69	\$659	\$114,794	\$2.64	120.00	4200	2024R-003469	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-101-022	2781 BULLARD	05/27/22	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$125,100	33.95	\$385,701	\$50,799	\$68,000	120.0	250.0	0.69	0.69	\$423	\$73,729	\$1.69	120.00	4200	2022R-015834	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-101-027	2711 BULLARD	11/10/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$133,700	47.41	\$282,128	\$67,872	\$68,000	120.0	217.0	0.60	0.60	\$566	\$113,498	\$2.61	120.00	4200	2023R-020999	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-101-037	2553 BULLARD	06/03/22	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$119,900	38.99	\$301,755	\$71,745	\$68,000	120.0	175.0	0.48	0.48	\$615	\$152,998	\$3.51	120.00	4200	2023R-017370	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-102-044	12335 ERIKA ST	05/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$116,500	33.29	\$328,465	\$89,535	\$68,000	100.0	219.0	0.50	0.50	\$895	\$178,002	\$4.09	100.00	4200	2023R-009005	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-103-057	2780 SUN TERRACE DR	11/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,300	40.09	\$346,758	\$46,242	\$68,000	138.0	250.0	0.79	0.79	\$335	\$58,386	\$1.34	138.00	4200	2022R-030657	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-103-099	2615 SUN TERRACE DR	05/20/22	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$121,800	41.36	\$287,649	\$74,851	\$68,000	237.0	212.0	1.15	1.15	\$316	\$64,918	\$1.49	237.00	4200	2022R-015506	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-103-109	12060 COUNTRY SIDE DR	06/10/22	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$150,200	39.42	\$351,146	\$101,254	\$71,400	132.0	132.0	1.12	1.12	\$767	\$90,567	\$2.08	132.00	4200	2022R-017729	HARTLAND COUNTRY I	401	SITE VALUE		
4708-23-103-113	12132 COUNTRY SIDE DR	03/24/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$129,300	37.48	\$340,116	\$76,284	\$71,400	121.0	272.0	0.76	0.76	\$630	\$100,905	\$2.32	121.00	4200	2023R-005098	HARTLAND COUNTRY I	401	SITE VALUE		
4708-28-401-012	1418 BLAINE RD	11/21/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,300	48.47	\$276,321	\$61,679	\$63,000	125.0	246.0	0.71	0.71	\$493	\$87,364	\$2.01	125.00	4230	2023R-021747	HARTLAND SHORES ES	401	STANDARD		
4708-31-201-021	769 SANDY CLUB LN	07/22/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$198,300	31.73	\$198,882	\$134,118	\$70,000	0.0	0.0	0.64	0.64	#DIV/0!	\$209,559	\$4.81	0.00	4240	2022R-020792	FOLDENAUER FARMS I	401			
Totals:						\$6,529,000	\$6,529,000	\$2,487,700	\$6,472,774	\$1,296,026	\$1,239,800	1,634.0			10.80	10.80										
						Sale. Ratio =>	38.10			Average per FF=>	\$793			Average per Net Acre=>	120,013.52		Average per SqFt=>	\$2.76			Site Value:	\$72,001.44				
						Std. Dev. =>	5.28																			

AUTUMN WOODS 2025 LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	
4708-29-104-095	1619 FOUR SEASONS DR	12/28/23	\$379,550	WD	03-ARM'S LENGTH	\$379,550	\$155,800	41.05	\$346,999	\$120,551	\$88,000	0.0	0.0	0.26	0.26	#DIV/0!	\$463,658	\$10.64	0.00	4240	2024R-000173	AUTUMN WOODS 291	401			
4708-29-103-089	1400 FOUR SEASONS DR	01/13/23	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$171,100	41.03	\$433,456	\$71,544	\$88,000	0.0	0.0	0.25	0.25	#DIV/0!	\$286,176	\$6.57	0.00	4240	2023R-001111	AUTUMN WOODS 291	401			
4708-29-104-116	9123 LYNDENGLLEN CT	02/27/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$152,700	35.93	\$402,084	\$110,916	\$88,000	0.0	0.0	0.34	0.34	#DIV/0!	\$326,224	\$7.49	0.00	4240	2023R-004194	AUTUMN WOODS 291	401			
4708-29-104-137	1668 FOUR SEASONS DR	01/30/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,200	39.81	\$383,282	\$129,718	\$88,000	0.0	0.0	0.28	0.28	#DIV/0!	\$463,279	\$10.64	0.00	4240	2024R-001933	AUTUMN WOODS 291	401			
4708-29-103-072	9134 LEYLAND CT	12/12/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$174,100	40.77	\$433,489	\$81,511	\$88,000	0.0	0.0	0.35	0.35	#DIV/0!	\$232,889	\$5.35	0.00	4240	2022R-031629	AUTUMN WOODS 291	401			
4708-29-104-103	1544 FOUR SEASONS DR	03/18/24	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$162,300	37.75	\$375,442	\$142,458	\$88,000	0.0	0.0	0.26	0.26	#DIV/0!	\$547,915	\$12.58	0.00	4240	2024R-004636	AUTUMN WOODS 291	401			
4708-29-103-064	1444 FOUR SEASONS DR	09/14/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,200	41.67	\$397,878	\$120,122	\$88,000	0.0	0.0	0.27	0.27	#DIV/0!	\$444,896	\$10.21	0.00	4240	2023R-017546	AUTUMN WOODS 291	401			
4708-29-103-011	9088 AMBERGROVE DR	06/23/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$157,600	36.15	\$361,428	\$162,572	\$88,000	0.0	134.0	0.29	0.29	\$1,869	\$560,593	\$12.87	87.00	4240	2023R-011805	AUTUMN WOODS 291	401			
4708-29-103-063	1435 FOUR SEASONS DR	11/02/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$171,500	38.54	\$441,815	\$91,185	\$88,000	0.0	0.0	0.24	0.24	#DIV/0!	\$379,938	\$8.72	0.00	4240	2022R-028798	AUTUMN WOODS 291	401			
4708-29-104-095	1668 FOUR SEASONS DR	09/19/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$179,700	39.93	\$398,166	\$139,834	\$88,000	0.0	0.0	0.24	0.24	#DIV/0!	\$582,642	\$13.38	0.00	4240	2023R-017892	AUTUMN WOODS 291	401			
4708-29-104-115	9137 LYNDENGLLEN	07/20/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$439,202	\$88,798	\$88,000	0.0	0.0	0.36	0.36	#DIV/0!	\$274,439	\$6.30	0.00	4240	2023R-021418	AUTUMN WOODS 291	401			
4708-29-104-138	1674 FOUR SEASONS DR	07/31/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$168,300	37.32	\$379,097	\$159,903	\$88,000	0.0	0.0	0.26	0.26	#DIV/0!	\$615,012	\$14.12	0.00	4240	2023R-014167	AUTUMN WOODS 291	401			
Totals:						\$5,165,450	\$5,165,450	\$2,018,600	\$4,792,338	\$1,425,112	\$1,056,000	87.0			3.40	3.40										
						Sale. Ratio =>	39.08			Average per FF=>	\$16,427			Average per Net Acre=>	420,327.06		Average per SqFt=>	\$9.65			Site Value:	\$119,092.67				
						Std. Dev. =>	1.88																			

Bullard Lake Woods & Hartland CC 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-23-102-013	12388 ERIKA ST	06/20/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$158,500	37.29	\$427,736	\$109,264	\$112,000	75.0	248.0	0.43	0.43	\$1,457	\$255,888	\$5.87	75.00	4545	2023R-011627	BULLARD LAKE WOOD	401	LAKEFRONT	
4708-23-102-008	12330 ERIKA ST	11/21/22	\$515,500	WD	03-ARM'S LENGTH	\$515,500	\$151,600	29.84	\$518,930	\$114,570	\$112,000	85.0	211.0	0.41	0.41	\$1,348	\$278,083	\$6.38	85.00	4545	2022R-030472	BULLARD LAKE WOOD	401	LAKEFRONT	
4708-23-102-001	2530 BULLARD	10/14/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$239,500	38.94	\$636,852	\$90,148	\$112,000	188.0	0.0	0.67	0.67	\$480	\$135,5								

Handy Round, Maxfield Lake 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	
4708-27-202-011	11562 NORWAY	09/30/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$167,800	43.93	\$383,869	\$60,754	\$62,623	58.2	152.0	0.20	0.20	\$1,044	\$297,814	\$6.84	58.20	4535	2022R-027076	HANDY LAKEFRONT	401	CANAL LOT		
4708-27-202-015	11515 ISLAND CT	08/26/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$141,600	36.78	\$361,655	\$119,755	\$96,410	112.0	141.0	0.33	0.33	\$1,069	\$366,223	\$8.41	112.00	4535	2022R-023572	HANDY LAKEFRONT	401	CANAL LOT		
4708-27-202-003	11610 NORWAY	09/02/22	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$202,500	39.13	\$496,543	\$93,404	\$72,447	67.3	187.5	0.31	0.31	\$1,367	\$306,243	\$7.03	67.33	4535	2022R-025918	HANDY LAKEFRONT	401	CANAL LOT		
4708-27-201-025	1328 LONG LAKE DR	08/10/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$174,900	28.67	\$536,246	\$96,454	\$82,700	93.0	286.0	0.71	0.71	\$1,037	\$136,234	\$3.13	93.00	4530	2022R-022697	ROUND LAKE FRONT	401	CANAL SITE		
Totals:						\$1,894,500	\$686,800		\$1,838,313	\$370,367	\$314,180			1.54	1.54											
						Sale. Ratio =>	36.25			Average per FF=>	\$121			Average per Net Acre=>	239,875.00		Average per SqFt=>	\$5.51				Site Value:	\$92,591.75	Canal Lots		
						Std. Dev. =>	5.52				\$1.181															
4708-27-203-017	11523 TIMBERLANE TRL	09/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,800	39.92	\$204,841	\$121,529	\$81,370	58.1	116.0	0.17	0.17	\$2,091	\$727,719	\$16.71	62.00	4535	2023R-017245	HANDY LAKEFRONT	401	LAKE LOTS		
4708-27-203-004	11669 TIMBERLANE TRL	03/10/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$166,500	43.35	\$364,539	\$117,059	\$96,598	69.0	170.0	0.23	0.23	\$1,697	\$506,749	\$11.63	60.80	4535	2023R-004358	HANDY LAKEFRONT	401	LAKE LOTS		
4708-27-203-011	11601 ECHO CT	08/15/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$198,500	44.12	\$440,906	\$121,799	\$112,805	80.6	180.0	0.27	0.27	\$1,512	\$451,107	\$10.36	69.00	4535	2022R-022628	HANDY LAKEFRONT	401	LAKE LOTS		
4708-27-403-013	1311 MAXFIELD RD	09/12/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$192,200	39.80	\$450,534	\$177,597	\$179,131	131.7	229.0	0.53	0.53	\$1,652	\$413,683	\$9.50	100.00	4540	2023R-009574	MAXFIELD LAKE FRONT	401	LAKE LOTS		
4708-27-204-207	1556 MAXFIELD RD	05/11/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$255,000	35.51	\$475,559	\$198,296	\$158,855	135.5	250.0	0.28	0.28	\$1,485	\$78,783	\$1.81	97.00	4540	2023R-008999	MAXFIELD LAKE FRONT	401	LAKE LOTS		
4708-27-403-011	1297 MAXFIELD RD	05/30/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$202,400	38.19	\$520,204	\$124,834	\$116,038	68.3	246.0	0.28	0.28	\$1,829	\$442,674	\$10.16	50.00	4540	2023R-012947	MAXFIELD LAKE FRONT	401	LAKE LOTS		
Totals:						\$2,613,900	\$2,613,900		\$2,457,583	\$901,114	\$744,797			3.99	4.55											
						Sale. Ratio =>	39.81			Average per FF=>	\$1.665			Average per Net Acre=>	225,673.43		Average per SqFt=>	\$5.18				Site Value:	\$61,727.83	Standard Lake Lots		
						Std. Dev. =>	3.17				\$0															
4708-27-100-057	1332 SHADY CREST DR	07/12/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$193,700	31.75	\$406,482	\$203,518	\$0	0.0	0.0	5.31	7.98	#DIV/0!	\$38,327	\$0.88	0.00	4540	2022R-020444	MAXFIELD LAKE FRONT	401			
4708-27-100-005	1390 SHADY CREST DR	09/15/23	\$964,900	WD	03-ARM'S LENGTH	\$964,900	\$282,500	29.28	\$583,017	\$382,883	\$0	0.0	0.0	6.31	10.00	#DIV/0!	\$60,679	\$1.39	0.00	4540	2023R-017543	MAXFIELD LAKE FRONT	401			
Totals:						\$1,574,900	\$476,200		\$988,499	\$586,401	\$0			11.62	17.98											
						Sale. Ratio =>	30.24			Average per FF=>	\$0			Average per Net Acre=>	50,464.80		Average per SqFt=>	\$1.16								
						Std. Dev. =>	1.75				\$1,024															

Harts Woods & Roll Hills 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	
4708-29-101-006	1627 HAROLD LN	08/07/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$157,100	40.81	\$356,445	\$119,355	\$90,800	141.5	258.0	0.84	0.84	\$843	\$142,428	\$3.27	141.54	4150	2023R-016334	HART WOODS & ROLL	401	SITE VALUE		
4708-29-101-028	1608 HARTLAND WOODS	05/30/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$149,700	33.49	\$396,012	\$129,788	\$90,800	147.0	356.0	1.19	1.20	\$883	\$109,526	\$2.51	147.00	4150	2023R-010319	HART WOODS & ROLL	401	SITE VALUE		
4708-29-101-038	9377 PLACID WAY	06/23/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$161,200	37.93	\$387,460	\$128,340	\$90,800	151.2	178.0	0.62	0.62	\$849	\$207,670	\$4.77	151.19	4150	2023R-011803	HART WOODS & ROLL	401	SITE VALUE		
4708-29-101-051	9278 PLACID WAY	02/13/23	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$153,900	40.24	\$399,330	\$73,970	\$90,800	121.1	391.0	1.09	1.09	\$611	\$68,050	\$1.56	121.05	4150	2023R-002467	HART WOODS & ROLL	401	SITE VALUE		
4708-29-301-024	9159 BLUEBERRY HILL	07/22/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$174,100	42.26	\$420,937	\$81,863	\$90,800	110.0	329.0	1.07	1.07	\$744	\$76,579	\$1.76	110.00	4150	2022R-020688	HART WOODS & ROLL	401	SITE VALUE		
4708-29-301-042	9447 BLUEBERRY HILL	08/30/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$179,600	41.29	\$402,237	\$123,563	\$90,800	173.0	186.0	0.75	0.75	\$714	\$164,531	\$3.78	173.00	4150	2023R-016654	HART WOODS & ROLL	401	SITE VALUE		
4708-29-301-090	9330 BLUEBERRY HILL	06/23/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$159,500	35.45	\$442,904	\$107,796	\$90,800	120.0	276.0	0.76	0.76	\$898	\$141,837	\$3.26	120.00	4150	2022R-018627	HART WOODS & ROLL	401	SITE VALUE		
4708-29-301-091	9322 BLUEBERRY HILL	04/12/22	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$143,000	37.34	\$385,956	\$87,844	\$90,800	128.2	260.0	0.74	0.74	\$685	\$118,869	\$2.73	128.21	4150	2022R-011498	HART WOODS & ROLL	401	SITE VALUE		
4708-29-301-094	1324 RAVENSWOOD WAY	07/31/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$176,500	37.96	\$438,610	\$117,190	\$90,800	120.0	364.0	1.00	1.00	\$977	\$117,073	\$2.69	120.00	4150	2023R-014589	HART WOODS & ROLL	401	SITE VALUE		
4708-29-301-095	1346 RAVENSWOOD WAY	08/08/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,900	41.04	\$378,855	\$86,945	\$90,800	121.0	364.0	1.00	1.00	\$719	\$86,558	\$1.99	121.00	4150	2022R-022022	HART WOODS & ROLL	401	SITE VALUE		
Totals:						\$4,147,400	\$1,604,500		\$3,998,746	\$1,056,654	\$908,000			1,333.0	9.07											
						Sale. Ratio =>	38.69			Average per FF=>	\$793			Average per Net Acre=>	116,564.15		Average per SqFt=>	\$2.68				Site Value:	\$105,665.40			
						Std. Dev. =>	2.69				\$0															

Hartland Estates 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-19-401-053	2260 ANCIERO CT	07/06/22	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$209,800	42.23	\$462,853	\$104,237	\$90,100	0.0	0.0	0.49	0.49	#DIV/0!	\$212,295	\$4.87	0.00	4255	2022R-019732	HARTLAND ESTATES II	401		
4708-19-401-086	2339 ANCIERO CT	03/15/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$233,000	43.15	\$483,332	\$136,768	\$80,100	0.0	0.0	0.46	0.46	#DIV/0!	\$297,969	\$6.84	0.00	4255	2024R-004173	HARTLAND ESTATES II	401		
4708-19-402-100	8740 MARIA CT	06/21/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$199,500	41.56	\$459,517	\$100,583	\$80,100	0.0	0.0	0.61	0.61	#DIV/0!	\$165,705	\$3.80	0.00	4255	2022R-018203	HARTLAND ESTATES II	401		
4708-19-402-109	8615 MARIA CT	12/04/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$234,100	42.18	\$500,083	\$135,017	\$80,100	0.0	0.0	0.47	0.47	#DIV/0!	\$289,736	\$6.65	0.00	4255	2023R-022440	HARTLAND ESTATES II	401		
4708-19-402-117	2101 CRISTINA ANNE CT	07/07/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$262,900	40.76	\$665,760	\$159,340	\$80,100	0.0	0.0	0.58	0.58	#DIV/0!	\$273,310	\$6.27	0.00	4255	2023R-012742	HARTLAND ESTATES II	401		
4708-19-402-136	8630 GIOVANNI CT	03/18/24	\$578,800	WD	03-ARM'S LENGTH	\$578,800	\$240,800	41.60	\$508,159	\$150,741	\$80,100	0.0	0.0	0.65	0.65	#DIV/0!	\$231,909	\$5.32	0.00	4255	2024R-004481	HARTLAND ESTATES II	401		
4708-19-402-148	2521 CRISTINA ANNE	02/28/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$239,200	39.03	\$558,016	\$92,084	\$80,100	0.0	0.0	0.63	0.63	#DIV/0!	\$146,165	\$3.36	0.00	4255	2023R-004164	HARTLAND ESTATES II	401		
Totals:						\$3,885,800	\$1,605,300		\$3,56																

Melody Penny & Handy Lks 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-22-301-084	2095 BIRCH	01/10/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$126,500	41.34	\$329,401	\$57,599	\$81,000	80.0	202.0	0.37	0.37	\$720	\$155,253	\$356	80.00	4115	2023R-000684	MELODY,PENNY HAND	401	FF 91 & UP	
4708-27-101-089	1855 LAKENA	05/22/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,600	42.16	\$332,740	\$53,260	\$81,000	100.0	200.0	0.46	0.46	\$533	\$116,035	\$266	100.00	4115	2023R-010134	MELODY,PENNY HAND	401	FF 91 & UP	
4708-27-101-101	1882 LAKENA	10/12/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,200	36.63	\$327,389	\$73,611	\$81,000	150.0	200.0	0.69	0.69	\$491	\$106,837	\$245	150.00	4115	2023R-019118	MELODY,PENNY HAND	401	FF 91 & UP	
4708-27-204-123	11824 MAXFIELD BLVD	10/17/23	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$115,000	32.03	\$348,794	\$91,206	\$81,000	100.0	227.0	0.52	0.52	\$912	\$175,060	\$402	100.00	4115	2023R-019572	MELODY,PENNY HAND	401	FF 91 & UP	
4708-27-206-023	1518 REMING DR	12/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$93,500	33.39	\$289,176	\$71,824	\$81,000	80.0	161.0	0.30	0.30	\$888	\$242,649	\$557	80.00	4115	2023R-022743	MELODY,PENNY HAND	401	FF 91 & UP	
4708-27-206-072	1620 ODETTE	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$75,600	30.24	\$270,812	\$60,188	\$81,000	91.5	153.0	0.32	0.32	\$658	\$187,502	\$430	91.50	4115	2023R-029168	MELODY,PENNY HAND	401	FF 91 & UP	
4708-27-206-086	1623 ODETTE	06/30/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$95,500	34.48	\$275,874	\$82,126	\$81,000	183.0	116.3	0.49	0.49	\$449	\$167,947	\$386	183.00	4115	2023R-012397	MELODY,PENNY HAND	401	FF 91 & UP	
Totals:						\$2,097,000	\$715,900	35.86	\$2,174,186	\$489,814	\$567,000	784.5	1163.0	3.15	3.15	Average	\$155,253	\$357	80.00	4115	2023R-000684	MELODY,PENNY HAND	401	FF 91 & UP	
						Sale. Ratio =>	35.86	4.56	Average per FF=>		\$624	Average per Net Acre=>		155,694.21	Average per SqFt=>		\$3.57	Site Value: \$69,973.43							
						Std. Dev. =>	6.80	14.42	Average per FF=>		\$1,353	Average per Net Acre=>		379,662.41	Average per SqFt=>		\$8.72	Site Value: \$81,352.40							

Metes & Bounds, Res Acreage 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2	Acres	Total Residual	Total Acreage	Rate Per Acre
4708-26-100-012	11350 PARSALL RD	08/03/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,200	37.49	\$299,421	\$75,379	\$54,000	0.0	0.0	0.84	0.84	\$720	\$155,253	\$356	0.00	4070	2023R-022932		METES & BOUNDS, RE!	401						
4708-26-100-012	12398 CLUNDRY RD	12/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$111,200	38.34	\$250,603	\$57,672	\$28,275	0.0	0.0	0.87	0.87	\$491	\$77,784	\$179	0.00	4070	2023R-022953		METES & BOUNDS, RE!	401						
4708-15-100-009	10882 HIBNER RD	05/27/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,200	35.40	\$246,004	\$104,451	\$50,495	0.0	0.0	0.99	1.00	\$491	\$105,400	\$242	0.00	4070	2023R-017269		METES & BOUNDS, RE!	401						
4708-16-200-012	10833 HIBNER RD	03/01/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$158,200	42.17	\$335,024	\$89,976	\$65,000	0.0	0.0	1.00	1.00	\$491	\$89,976	\$207	0.00	4040	2024R-003416		METES & BOUNDS, RE!	401	1.0 Acre		\$332,278	3.71	\$89,562.80	
4708-05-300-033	5245 PLEASANT HILL DR	05/15/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$272,700	50.69	\$543,269	\$65,731	\$71,000	0.0	0.0	2.00	2.00	\$491	\$32,866	\$075	0.00	4020	2023R-009575		METES & BOUNDS, RE!	401						
4708-09-200-012	4989 CULLEN RD	11/13/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$236,500	47.78	\$476,652	\$89,348	\$71,000	0.0	0.0	2.00	2.00	\$491	\$44,674	\$103	0.00	4020	2023R-021205		METES & BOUNDS, RE!	401						
4708-09-400-035	4232 COUNTRY WAY	09/30/22	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$200,800	44.82	\$428,167	\$90,833	\$71,000	0.0	0.0	2.00	2.00	\$491	\$45,417	\$104	0.00	4115	2023R-014548		METES & BOUNDS, RE!	401						
4708-16-200-057	10913 HIBNER RD	08/12/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$122,300	37.03	\$302,959	\$86,041	\$71,000	0.0	0.0	2.00	2.00	\$491	\$49,021	\$113	0.00	4070	2023R-022693		METES & BOUNDS, RE!	401						
4708-30-100-005	1848 N HACKER RD	06/30/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,600	42.49	\$229,003	\$66,997	\$71,000	0.0	0.0	2.00	2.00	\$491	\$33,499	\$077	0.00	4005	2023R-019102		METES & BOUNDS, RE!	401						
4708-18-300-018	3444 SARATOGA LN	09/12/22	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$220,300	41.76	\$519,761	\$79,259	\$71,500	0.0	0.0	2.02	2.02	\$491	\$39,237	\$090	0.00	4020	2023R-025328		METES & BOUNDS, RE!	401						
4708-36-401-006	116 WILDERNESS LAKE CT	05/26/22	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$180,600	35.62	\$455,997	\$123,147	\$72,144	164.0	516.0	2.04	2.04	\$751	\$60,248	\$138	164.00	4280	2023R-015634		METES & BOUNDS, RE!	401						
4708-10-300-016	4140 ARLEN DR	09/11/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$184,600	36.92	\$463,671	\$108,629	\$72,300	0.0	0.0	2.05	2.05	\$491	\$52,990	\$122	0.00	4090	2023R-017159		METES & BOUNDS, RE!	401						
4708-06-200-024	9697 TOWNLEY	06/24/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,500	37.02	\$241,368	\$116,192	\$72,560	0.0	0.0	2.06	2.06	\$491	\$55,404	\$129	0.00	4070	2023R-018344		METES & BOUNDS, RE!	401						
4708-17-100-019	3930 CULLEN RD	10/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$152,100	38.03	\$400,248	\$77,772	\$78,000	0.0	0.0	2.27	2.27	\$491	\$34,261	\$079	0.00	4090	2023R-029860		METES & BOUNDS, RE!	401						
4708-09-400-040	10555 OAKHILL DR	07/24/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$220,100	39.66	\$482,277	\$147,883	\$75,160	0.0	0.0	2.16	2.16	\$491	\$68,644	\$157	0.00	4090	2023R-014725		METES & BOUNDS, RE!	401						
4708-03-300-019	11063 CLYDE RD	02/29/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$189,300	41.60	\$420,555	\$110,125	\$75,680	0.0	0.0	2.18	2.18	\$491	\$50,516	\$116	0.00	4090	2024R-003358		METES & BOUNDS, RE!	401						
4708-35-400-028	12755 SLEIGHT TRL	05/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$304,100	46.78	\$627,722	\$98,998	\$76,720	0.0	0.0	2.22	2.22	\$491	\$44,594	\$102	0.00	4280	2023R-010294		METES & BOUNDS, RE!	401						
4708-04-400-008	10717 ORCHARD BLOSSOM VV	03/30/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$160,200	42.16	\$370,593	\$86,647	\$77,240	0.0	0.0	2.24	2.24	\$491	\$38,682	\$089	0.00	4070	2023R-012066		METES & BOUNDS, RE!	401						
4708-12-300-019	13397 HIBNER RD	07/28/23	\$624,000	WD	03-ARM'S LENGTH	\$624,000	\$221,400	35.48	\$582,702	\$119,058	\$77,760	0.0	0.0	2.26	2.26	\$491	\$52,681	\$121	0.00	4090	2023R-014460		METES & BOUNDS, RE!	401						
4708-16-200-062	10773 HIBNER RD	12/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,300	42.89	\$425,975	\$75,915	\$80,100	0.0	0.0	2.35	2.35	\$491	\$33,670	\$077	0.00	4020	2022-032211		METES & BOUNDS, RE!	401						
4708-01-300-038	5195 HUNTERS RIDGE	08/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,800	34.67	\$95,034	\$104,966	\$81,140	0.0	0.0	2.39	2.39	\$491	\$43,919	\$101	0.00	4020	2023R-015084		METES & BOUNDS, RE!	401						
4708-12-400-026	13900 ROCKY RIDGE	09/25/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$124,600	33.77	\$328,828	\$121,312	\$81,140	0.0	0.0	2.39	2.39	\$491	\$50,758	\$117	0.00	4070	2023R-018148		METES & BOUNDS, RE!	401						
4708-35-400-031	12901 SLEIGHT TRL	02/16/24	\$998,000	WD	03-ARM'S LENGTH	\$998,000	\$329,500	33.02	\$919,111	\$160,809	\$81,920	0.0	0.0	2.42	2.42	\$491	\$66,450	\$153	0.00	4280	2024R-002566		METES & BOUNDS, RE!	401						
4708-18-300-022	3459 SARATOGA LN	06/17/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$32,500	27.54	\$82,700	\$118,000	\$82,700	0.0	0.0	2.45	2.45	\$491	\$48,163	\$111	0.00	4020	2022R-018697		METES & BOUNDS, RE!	402						
4708-15-100-031	13269 HYDE RD	08/12/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$160,600	37.34	\$460,000	\$107,610	\$82,960	0.0	0.0	2.46	2.46	\$491	\$45,744	\$105	0.00	4090	2023R-012964		METES & BOUNDS, RE!	401						
4708-12-200-011	4971 N TIPSICO LAKE RD	09/05/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$143,300	37.71	\$359,217	\$104,263	\$83,480	0.0	0.0	2.48	2.48	\$491	\$42,042	\$097	0.00	4090	2023R-017239		METES & BOUNDS, RE!	401						
4708-01-200-017	13610 HOLTFOORTH RD	10/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$150,000	35.00	\$375,800	\$75,800	\$80,100	0.0</																		

Millers Knoll 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Time Adj. Factor	Adj Land Residual	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Total Adj Sales	Total Acres	Rate/Acre	
4708-06-400-041	8530 GRIST MILL DR	01/25/24	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$43,300	38.49	\$112,500	\$112,500	\$116,180	0.0	\$112,500	3.33	3.33	#DIV/0!	\$33,784	\$0.78	0.00	4020	2024R-001379	MILLERS KNOLL	401	\$112,500	3.33	\$33,784 3 Acre	101352
4708-06-400-044	8648 GRIST MILL DR	06/10/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,100	31.31	\$143,530	\$160,000	\$143,530	1.20	\$192,000	5.02	5.02	#DIV/0!	\$31,873	\$0.73	0.00	4020	2019R-016114	MILLERS KNOLL	401	\$192,000	5.02	\$38,247 5 Acre	191235
4708-06-400-045	GRIST MILL DR	10/13/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$87,200	55.13	\$165,489	\$150,000	\$165,489	0.0	\$165,489	6.78	6.78	#DIV/0!	\$22,124	\$0.51	0.00	4020	2020R-036977	MILLERS KNOLL	402				
4708-06-400-042	8500 GRIST MILL DR	09/31/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,200	34.50	\$165,440	\$160,000	\$160,024	1.20	\$192,000	7.09	7.09	#DIV/0!	\$22,567	\$0.52	0.00	4020	2019R-014894	MILLERS KNOLL	401				
4708-06-400-043	GRIST MILL DR	07/01/19	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$55,700	29.55	\$185,500	\$185,500	\$185,500	1.20	\$226,200	7.39	7.39	#DIV/0!	\$25,507	\$0.59	0.00	4020	2019R-017998	MILLERS KNOLL	402	\$583,689.00	21.16	\$27,585 7Acre	193095
Totals:						\$771,000	\$287,000	37.22	\$757,546	\$771,000	\$751,760	\$4	\$888,189	29.6	29.5	Average	\$266.74	\$0.60	Average	\$0.60							
						Sale. Ratio =>	37.22	Average	\$751,760	\$771,000	\$751,760	\$4	\$888,189	29.6	29.5	Average	\$266.74	\$0.60	Average	\$0.60							
						Std. Dev. =>	9.19	per FF=>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>

**Newly developed neighborhood created in 2019. Limited sales during current normal study period, therefore used time adjusted sales to reflect current market.

Average of 20% market increase since to 2019.

Pines of Hart & Parsh More 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2	
4708-05-102-013	5835 CIDER MILL DR	08/03/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$292,700	47.21	\$625,636	\$67,364	\$73,000	0.0	0.0	0.54	0.54	#DIV/0!	\$124,748	\$2.86	0.00	4225	2023R-015088	PARSHALLVILLE POND	401			
4708-05-102-020	5860 CIDER MILL DR	08/12/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$181,500	40.33	\$470,621	\$52,379	\$73,000	0.0	0.0	0.76	0.76	#DIV/0!	\$68,920	\$1.58	0.00	4225	2022R-022723	PARSHALLVILLE POND	401			
4708-08-101-012	9085 PINE HILL TR	01/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$129,800	37.09	\$352,357	\$71,143	\$73,500	190.0	230.0	1.00	1.00	\$374	\$70,930	\$1.63	190.00	4245	2023R-001009	PINES OF HARTLAND 0	401	1 - 1&1/2 ACRES		
4708-08-101-041	9216 PINE HILL TR	02/03/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$156,600	46.06	\$349,136	\$84,364	\$73,500	345.1	0.0	1.27	1.27	\$244	\$66,428	\$1.52	345.07	4245	2023R-002745	PINES OF HARTLAND 0	401	1 - 1&1/2 ACRES		
Totals:						\$1,760,000	\$760,600	43.22	\$1,797,750	\$275,350	\$293,000	\$35.1	3.57	3.57	Average	\$177.50	\$1.77	Average	\$1.77	Average	\$1.77	\$0.60				
						Sale. Ratio =>	43.22	Average	\$1,797,750	\$275,350	\$293,000	\$35.1	3.57	3.57	Average	\$177.50	\$1.77	Average	\$1.77	Average	\$0.60	Site Value:	\$68,812.50			
						Std. Dev. =>	4.15	per FF=>	#DIV/0!	#DIV/0!	#DIV/0!	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	

Pleasant Valley - Bitten Lake 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-33-401-040	315 E PETERSON DR	03/20/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,300	36.13	\$229,738	\$51,762	\$66,500	240.0	90.0	0.50	0.50	\$216	\$104,359	\$2.40	240.00	4510	2023R-005485	PLEASANT VALLEY G&I	401	ALL LOTS	
4708-33-401-165	340 E PETERSON DR	07/21/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,200	42.76	\$246,382	\$45,118	\$66,500	100.0	130.0	0.30	0.30	\$451	\$151,403	\$3.48	100.00	4510	2023R-013734	PLEASANT VALLEY G&I	401	ALL LOTS	
Totals:						\$450,000	\$177,500	39.44	\$486,120	\$96,880	\$133,000	0.79	0.79	Average	\$285	\$2.80	Average	\$2.80	Average	\$2.80	\$48,440				
						Sale. Ratio =>	39.44	Average	\$486,120	\$96,880	\$133,000	0.79	0.79	Average	\$285	\$2.80	Average	\$2.80	Average	\$2.80	\$48,440	Site Value:	\$48,440		
						Std. Dev. =>	3.31	per FF=>	#DIV/0!	#DIV/0!	#DIV/0!	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	per Net Acre=>	

San Marino 2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
4708-30-101-019	1856 MIST WOOD DR	04/12/22	\$468,150	WD	03-ARM'S LENGTH	\$468,150	\$193,400	41.31	\$432,275	\$125,875	\$90,000	0.0	0.0	0.89	0.89	#DIV/0!	\$141,433	\$3.25	0.00	4190	2022R-012141	SAN MARINO'S 30101-	401		
4708-30-201-042	1784 CLOVER RIDGE DR	06/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,700	45.83	\$451,897	\$113,103	\$90,000	270.2	179.0	1.11	1.11	\$419	\$101,895	\$2.34	270.20	4190	2023R-010643	SAN MARINO'S 30101-	401		
4708-30-201-054	1516 MOONLIGHT DR	10/13/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$198,000	33.00	\$600,944	\$109,056	\$90,000	191.5	276.0	1.21	1.21	\$569	\$89,832	\$2.06	191.54	4190	2022R-028223	SAN MARINO'S 30101-	401		
4708-30-201-062	1905 CLOVER RIDGE DR	12/15/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$219,000	45.57	\$495,339	\$106,641	\$90,000	140.5	370.0	1.22	1.22	\$407	\$87,213	\$2.00	140.51	4190	2023R-012587	SAN MARINO'S 30101-	401		
4708-30-201-079	1835 CLOVER RIDGE DR	06/15/23	\$488,000	WD	03-ARM'S LENGTH	\$488,000	\$211,300	43.30	\$439,162	\$138,838	\$90,000	228.4	343.0	1.80	1.80	\$608	\$77,175	\$1.77	228.42	4190	2023R-011449	SAN MARINO'S 30101-	401		
4708-30-201-083	1771 CLOVER RIDGE DR	10/27/22	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$136,100	29.08	\$440,121	\$117,879	\$90,000	161.7	332.0	1.23	1.23	\$729	\$95,603	\$2.12	161.73	4190	2022R-028939	SAN MARINO'S 30101-	401		
4708-30-202-015	1874 DEER VIEW CT	07/08/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$163,900	38.56	\$399,228	\$115,772	\$90,000	0.0	0.0	0.79	0.79	#DIV/0!	\$146,547	\$3.36	0.00	4190	2022R-019779	SAN MARINO'S 30101-	401		
4708-30-301-010	8295 GLEN HAVEN DR	06/01/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$238,800	41.89	\$553,246	\$106,754	\$90,000	0.0	0.0	1.01	1.01	#DIV/0!	\$105,697	\$2.43	0.00	4240	2022R-017029	SAN MARINO'S 30101-	401		
4708-30-401-004	1418 THORN RIDGE DR	04/05/22	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$263,300	43.67	\$600,843	\$92,157	\$90,000	140.7	256.8	0.83	0.83	\$655	\$111,166	\$2.55	140.70	4190	2022R-010603	SAN MARINO'S 30101-	401		
4708-30-401-009	8765 GLEN VIEW DR	08/31/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$215,200	38.09	\$540,561	\$114,439	\$90,000	165.0	285.7	1.05	1.05	\$713	\$106,679	\$2.49	165.03	4190	2022R-025867	SAN MARINO'S 30101-	401		
4708-30-401-023	8552 GLEN VIEW DR	05/03/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$163,500	36.33	\$493,380	\$146,620	\$90,000	125.5	333.0	0.96	0.96	\$1,169	\$152,888	\$3.51	125.47	4190	2023R-008194	SAN MARINO'S 30101-	401		
4708-30-401-036	8695 GLEN HAVEN DR	06/27/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$190,500	37.35	\$498,305	\$101,695	\$90,000	130.8	318.5	0.96	0.96	\$778	\$106,376	\$2.44	130.79	4190	2022R-019048	SAN MARINO'S 30101-	401		
4708-30-401-049	1448 MIST WOOD DR	03/10/23	\$484,900	WD	03-ARM'S LENGTH	\$484,900	\$192,400	39.68	\$455,652	\$119,248	\$90,000	125.0	308.1	0.88	0.88	\$954	\$134,896	\$3.10	125.00	4190	2023R-004638	SAN MARINO'S 30101-	401		
4708-30-401-050	1470 MIST WOOD DR	04/03/23	\$441,110	WD	03-ARM'S LENGTH	\$441,110	\$162,600	36.86	\$419,387	\$111,723	\$90,000	165.0	367.0	1.39	1.39	\$677	\$80,376	\$1.85	165.00	4190	2023R-005809	SAN MARINO'S 30101-	401		
4708-30-401-074	8476 MIST FIELD CT	12/12/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$159,600	36.77	\$398,197	\$125,803	\$90,000	246.2	221.9	1.25	1.25	\$511	\$100,321	\$2.30	246.15	4190	2022R-022858	SAN MARINO'S 30101-	401		
4708-30-401-084	8603 GLEN HAVEN DR	04																							