

Rural Sites: Lots & metes and bounds

Table with 24 columns: 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, Other Parcels in Sale, Land Table. Includes summary rows for Totals, Sale Ratio, and Std. Dev.

Superior: vantage, access, or size

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Riverwood Estates1

Table with 24 columns: 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, Other Parcels in Sale, Land Table. Includes summary rows for Totals, Sale Ratio, and Std. Dev.

Rural Sites: Lots & metes and bounds: <2 acres

Table with 24 columns: 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, Other Parcels in Sale, Land Table. Includes summary rows for Totals, Sale Ratio, and Std. Dev.

3 to <7 acres

Table with 24 columns: 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, Other Parcels in Sale, Land Table. Includes summary rows for Totals, Sale Ratio, and Std. Dev.

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	Other Parcels in Sale	Land Table
009-520-005-00	6563 W NORTHSHORE	09/19/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$319,400	49.14	\$649,236	\$341,616	\$340,852	94.7	191.0	0.45	0.45	\$3,608	\$755,788	\$17.35	103.00	4082 2024-02347		4082 LAKE MISSAUKEE NORTH SHORE	
009-680-016-00	7349 W WHITE BIRCH	08/16/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$178,000	39.56	\$396,049	\$256,010	\$202,059	56.1	116.6	0.16	0.16	\$4,561	\$1,590,124	\$36.50	60.00	4082 2024-02034		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-012-00	6959 W REDMAN	07/12/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$304,000	41.36	\$659,428	\$272,567	\$196,995	54.7	182.0	0.21	0.21	\$4,981	\$1,304,148	\$29.94	50.00	4082 2024-01710		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-031-00	6899 W REDMAN	06/27/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$188,500	35.90	\$437,213	\$298,166	\$210,379	58.4	137.0	0.19	0.19	\$5,102	\$1,577,598	\$36.22	60.00	4082 2024-01603		4082 LAKE MISSAUKEE NORTH SHORE	
009-520-012-00	6695 W NORTHSHORE	06/25/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$194,300	35.98	\$397,234	\$417,314	\$274,548	76.3	112.0	0.23	0.23	\$5,472	\$1,822,332	\$41.83	89.00	4082 2024-01562		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-038-00	6829 W REDMAN	03/11/24	\$473,500	WD	03-ARM'S LENGTH	\$473,500	\$119,500	25.24	\$409,909	\$286,928	\$223,337	62.0	174.0	0.24	0.24	\$4,625	\$1,195,533	\$27.45	60.00	4082 2024-00513		4082 LAKE MISSAUKEE NORTH SHORE	
009-570-018-00	7509 W WHITE BIRCH	01/10/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$171,500	28.82	\$484,057	\$333,505	\$222,562	61.8	172.0	0.24	0.24	\$5,395	\$1,407,194	\$32.30	60.00	4082 2024-00087		4082 LAKE MISSAUKEE NORTH SHORE	
009-560-033-00	S NORA	01/10/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$69,200	23.07	\$225,338	\$300,000	\$225,338	67.6	183.0	0.25	0.25	\$4,439	\$1,190,476	\$27.33	60.00	4082 2024-00141		4082 LAKE MISSAUKEE NORTH SHORE	
009-680-027-00	7239 W WHITE BIRCH	10/24/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$145,600	36.40	\$417,427	\$203,120	\$220,547	61.3	165.0	0.23	0.23	\$3,316	\$890,877	\$20.45	60.00	4082 2023-02957		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-045-00	6770 W REDMAN	08/04/23	\$504,900	WD	03-ARM'S LENGTH	\$504,900	\$167,800	33.23	\$487,219	\$291,275	\$273,594	76.0	143.0	0.27	0.27	\$3,833	\$1,070,864	\$24.58	83.00	4082 2023-02146		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-042-00	6789 W REDMAN	08/04/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$129,000	28.05	\$463,134	\$205,592	\$208,826	58.0	133.0	0.18	0.18	\$3,544	\$1,123,454	\$25.79	60.00	4082 2023-02131		4082 LAKE MISSAUKEE NORTH SHORE	
009-680-019-00	7319 W WHITE BIRCH	08/03/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$124,500	24.41	\$374,379	\$327,582	\$191,961	53.3	123.0	0.16	0.16	\$6,143	\$2,047,388	\$47.00	52.00	4082 2023-02130		4082 LAKE MISSAUKEE NORTH SHORE	
009-290-035-00	352 S CAROLYN	07/28/23	\$400,000	WD	19-MULTI PARCEL ARM'	\$400,000	\$162,700	40.68	\$497,973	\$191,844	\$231,353	72.3	300.0	0.28	0.18	\$2,654	\$680,298	\$15.62	52.00	4082 MLS1913065	009-290-034-50	4082 LAKE MISSAUKEE NORTH SHORE	
009-260-015-00	157 S MARK	07/10/23	\$899,900	WD	19-MULTI PARCEL ARM'	\$899,900	\$326,100	36.24	\$907,572	\$451,410	\$459,082	127.5	212.0	0.41	0.22	\$3,540	\$1,090,362	\$25.03	85.00	4082 2023-01877	009-260-016-00	4082 LAKE MISSAUKEE NORTH SHORE	
009-680-004-00	7469 W WHITE BIRCH	06/29/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$179,200	33.88	\$464,212	\$282,085	\$217,297	60.4	179.0	0.23	0.23	\$4,673	\$1,231,812	\$28.28	61.25	4082 2023-01761		4082 LAKE MISSAUKEE NORTH SHORE	
009-290-030-00	292 S CAROLYN	06/07/23	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$213,800	35.69	\$597,877	\$219,825	\$218,702	60.8	160.0	0.22	0.22	\$3,618	\$999,205	\$22.94	60.00	4082 2023-01531		4082 LAKE MISSAUKEE NORTH SHORE	
009-680-011-00	7399 W WHITE BIRCH	03/31/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$189,300	31.55	\$509,495	\$326,230	\$235,725	73.1	231.0	0.31	0.31	\$4,466	\$1,042,268	\$23.93	58.00	4082 2023-00789		4082 LAKE MISSAUKEE NORTH SHORE	
009-500-006-00	101 ROBB	02/10/23	\$629,900	WD	19-MULTI PARCEL ARM'	\$629,900	\$192,700	30.59	\$688,640	\$190,639	\$239,379	113.7	181.0	0.26	0.20	\$1,677	\$722,117	\$16.58	118.00	4082 2023-00397	009-002-003-37	4082 LAKE MISSAUKEE NORTH SHORE	
009-260-021-00	117 S MARK	08/26/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$188,600	34.29	\$569,372	\$206,430	\$223,802	62.7	143.0	0.21	0.21	\$3,291	\$969,155	\$22.25	65.00	4082 2022-02778		4082 LAKE MISSAUKEE NORTH SHORE	
009-520-001-00	6507 W NORTHSHORE	08/22/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$106,800	25.43	\$353,488	\$248,408	\$230,797	68.0	129.0	0.20	0.20	\$3,655	\$1,235,861	\$28.37	68.00	4082 2022-02715		4082 LAKE MISSAUKEE NORTH SHORE	
Totals:			\$10,771,100			\$10,771,100	\$3,670,500		\$9,989,252	\$5,650,546	\$4,849,135	1,418.6		4.95	4.58								
							Sale. Ratio =>	34.08	Median site>	\$284,507	median /ff \$	4,136	Average				Average						
							Std. Dev. =>	6.56			Avg/ff	\$4,000	per Net Acre=>	1,141,985.85			per SqFt=>	\$26.22					

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009-290-050-00	7710 W WHITE BIRCH	06/13/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,900	43.92	\$165,604	\$60,500	\$81,137	58.0	99.0	0.14	0.14	\$1,044	\$444,853	\$10.21	60.00	404 2023-01537		4082 LAKE MISSAUKEE NORTH SHORE	
009-290-048-00	7740 W WHITE BIRCH	06/01/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$83,000	29.86	\$245,394	\$137,519	\$104,913	74.9	82.0	0.17	0.17	\$1,835	\$813,722	\$18.68	90.00	404 2023-01493		4082 LAKE MISSAUKEE NORTH SHORE	
Totals:			\$403,000			\$403,000	\$137,900		\$410,998	\$198,019	\$186,050	132.9		0.31	0.31								
									median site\$=>	\$99,010	Median FF	66	90.5	<=median depth									
							Sale. Ratio =>	34.22			Median\$/FF=>	\$ 1,440	Average				Average						
							Std. Dev. =>	9.94			Avg\$/FF=>	\$1,500	per Net Acre=>	649,242.62			per SqFt=>	\$14.90					

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009-002-003-38	W WHITE BIRCH	06/26/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,100	26.00	\$24,037	\$35,000	\$24,037	106.8	119.8	0.35	0.35	\$328	\$100,000	\$2.30	127.26	404 2024-01555		4082 LAKE MISSAUKEE NORTH SHORE	
009-002-003-43	W WHITE BIRCH	01/01/24	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$46,800	36.00	\$127,834	\$65,692	\$63,526	127.1	180.0	0.58	0.58	\$517	\$113,458	\$2.60	140.00	404 2024-00018		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-064-00	6844 W REDMAN	09/12/23	\$157,000	MLC	03-ARM'S LENGTH	\$157,000	\$65,700	41.85	\$172,793	\$13,544	\$29,337	58.7	104.0	0.14	0.14	\$231	\$94,713	\$2.17	60.00	409 2023-02524		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-065-00	W REDMAN	09/09/23	\$21,000	QC	03-ARM'S LENGTH	\$21,000	\$9,000	42.86	\$29,975	\$21,000	\$29,975	59.9	132.2	0.17	0.17	\$350	\$121,387	\$2.79	57.00	409 2023-02414		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-066-00	6830 W REDMAN	09/05/23	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$9,000	15.25	\$30,147	\$59,000	\$30,147	60.3	135.3	0.18	0.18	\$979	\$333,333	\$7.65	57.00	409 2023-02444		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-062-00	6870 W REDMAN	08/04/23	\$75,500	WD	19-MULTI PARCEL ARM'	\$75,500	\$32,000	42.38	\$122,992	\$39,594	\$58,075	116.2	199.7	0.28	0.14	\$341	\$143,978	\$3.31	120.00	409 2023-02092	009-260-063-00	4082 LAKE MISSAUKEE NORTH SHORE	
009-290-064-00	W DEER	07/24/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$9,200	16.14	\$30,529	\$57,000	\$30,529	61.1	122.0	0.17	0.17	\$934	\$339,286	\$7.79	60.00	404 2023-01960		4082 LAKE MISSAUKEE NORTH SHORE	
009-520-031-00	6558 W NORTHSHORE	06/23/22	\$15,000	WD	32-SPLIT VACANT	\$15,000	\$0	0.00	\$19,837	\$15,000	\$19,837	88.2	180.1	0.36	0.36	\$170	\$42,254	\$0.97	86.00	4082 2022-02067		4082 LAKE MISSAUKEE NORTH SHORE	
009-260-064-00	6844 W REDMAN	06/09/22	\$199,000	MLC	03-ARM'S LENGTH	\$199,000	\$54,900	27.59	\$172,793	\$55,544	\$29,337	58.7	104.0	0.14	0.14	\$947	\$388,420	\$8.92	60.00	409 2022-02338		4082 LAKE MISSAUKEE NORTH SHORE	
Totals:			\$748,500			\$748,500	\$235,700		\$730,937	\$361,374	\$314,800	736.8		2.36	2.23								
									median site\$=>	\$40,000	Median FF	61	132.2	<=median depth									
							Sale. Ratio =>	31.49			Median\$/FF=>	\$ 350	Average				Average						
							Std. Dev. =>	14.89			Avg\$/FF=>	\$500	per Net Acre=>	152,930.17			per SqFt=>	\$3.51					

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009-270-011-00	310 S OAK	02/16/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$197,300	45.36	\$449,058	\$113,793	\$127,851	79.9	106.0	0.24	0.24	\$1,424	\$468,284	\$10.75	100.00	4085	2024-00367		4085 CROOKED LAKE		
009-364-006-00	9852 W WALNL	08/25/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$203,000	44.62	\$163,802	\$455,000	\$163,802	273.0	397.0	3.31	3.31	\$1,667	\$137,545	\$3.16	363.00	4085	2022-02711	009-364-002-00	4085 CROOKED LAKE		
009-280-024-00	9359 W OAK	04/20/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,900	46.90	\$428,693	\$104,230	\$142,923	89.3	143.0	0.35	0.35	\$1,167	\$302,116	\$6.94	105.00	4085	2022-01458		4085 CROOKED LAKE		
Totals:						\$1,280,000	\$583,200		\$1,041,553	\$673,023	\$434,576	442.2	143.0	3.90	3.90										
								median site\$=>		\$113,793		89.3													
								Sale. Ratio =>	45.56		median\$/FF=>	1,424						Average							
								Std. Dev. =>	1.16		Avg\$/FF=>	\$1,522			Avg\$/ Net Acre=>	172,747.18		Average						per SqFt=>	\$3.97

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009-003-001-79	S OAK	06/11/24	\$44,000	WD	32-SPLIT VACANT	\$44,000	\$0	0.00	\$22,000	\$44,000	\$22,000	150.0	100.0	0.34	0.34	\$293	\$127,907	\$2.94	150.00	416	2024-01627		4085 CROOKED LAKE		
009-003-001-84	S OAK	10/28/23	\$44,000	WD	19-MULTI PARCEL AR	\$44,000	\$0	0.00	\$66,000	\$44,000	\$44,000	150.0	200.0	0.34	0.17	\$293	\$127,907	\$2.94	150.00	416	2023-03352	009-003-001-85	4085 CROOKED LAKE		
009-003-001-81	S OAK	10/28/23	\$33,000	WD	32-SPLIT VACANT	\$33,000	\$0	0.00	\$22,000	\$33,000	\$22,000	112.0	100.0	0.26	0.26	\$295	\$128,405	\$2.95	112.00	416	2024-00181		4085 CROOKED LAKE		
009-003-001-83	S OAK	10/28/23	\$22,000	WD	32-SPLIT VACANT	\$22,000	\$0	0.00	\$22,000	\$22,000	\$22,000	77.8	100.3	0.18	0.18	\$283	\$120,879	\$2.78	75.00	416	2024-00126		4085 CROOKED LAKE		
009-003-001-86	S OAK	10/28/23	\$22,000	WD	32-SPLIT VACANT	\$22,000	\$0	0.00	\$22,000	\$22,000	\$22,000	75.0	100.0	0.17	0.17	\$293	\$127,907	\$2.94	75.00	416	2023-03304		4085 CROOKED LAKE		
009-003-001-89	S OAK	10/28/23	\$22,000	WD	32-SPLIT VACANT	\$22,000	\$0	0.00	\$22,000	\$22,000	\$22,000	89.6	100.3	0.21	0.21	\$246	\$104,265	\$2.39	85.92	416	2024-00033		4085 CROOKED LAKE		
Totals:						\$187,000	\$0		\$176,000	\$187,000	\$154,000	654.4		1.51	1.34										
								Sale. Ratio =>	0.00		median\$/ff	\$ 293					Average								
								Std. Dev. =>	0.00		Avg\$/FF=>	\$286			Average			Average						per Net Acre=>	123,841.06
																	Average						per SqFt=>	\$2.84	

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009-007-004-80	11665 W ROUND LAKE	07/18/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,800	50.38	\$343,395	\$98,071	\$96,466	148.4	2952.7	10.10	10.10	\$661	\$9,710	\$0.22	149.00	4086	2024-01765		4086 ROUND LAKE
009-007-010-00	S SEELEY	09/23/24	\$30,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000	\$4,592	15.31	\$30,191	\$30,000	\$30,191	50.0	2549.9	2.81	2.81	\$600	\$10,676	\$0.25	110.44	4086	2024-02426	009-018-001-85	4086 ROUND LAKE
Totals:			\$375,000			\$375,000	\$178,392		\$373,586	\$128,071	\$126,657	198.4		12.91	12.91								
							Sale. Ratio =>	47.57			Average			Average			Average						
							Std. Dev. =>	24.80			per FF=>	\$650		per Net Acre=>	9,920.29		per SqFt=>	\$0.23					

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009-700-012-00	1494 S BAYBERRY	11/01/24	\$424,000		03-ARM'S LENGTH	\$424,000	\$202,600	47.78	\$429,260	\$220,084	\$225,344	150.2	296.6	1.03	1.03	\$1,465	\$213,674	\$4.91	151.29	4087	MLS1927672		4087 SAPPHIRE LAKE
009-600-140-00	8695 W SAPPHIRE	06/28/24	\$524,900	WD	03-ARM'S LENGTH	\$524,900	\$178,500	34.01	\$407,682	\$227,116	\$109,898	73.3	100.0	0.21	0.21	\$3,100	\$1,097,179	\$25.19	90.00	4087	2024-01620		4087 SAPPHIRE LAKE
009-600-137-00	8653 W SAPPHIRE	06/27/24	\$283,163	WD	19-MULTI PARCEL ARM	\$283,163	\$115,500	40.79	\$280,942	\$135,892	\$113,149	116.9	215.0	0.30	0.17	\$1,163	\$447,013	\$10.26	125.00	4087	2024-01600	009-600-179-00	4087 SAPPHIRE LAKE
009-015-040-00	8390 W JENNINGS	06/17/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$184,000	37.55	\$394,116	\$188,015	\$92,131	61.4	180.0	0.21	0.21	\$3,061	\$908,285	\$20.85	50.00	4087	2024-01514		4087 SAPPHIRE LAKE
009-010-030-00	8788 W PETERSON POINT	08/10/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$74,500	28.65	\$247,047	\$99,990	\$87,037	58.0	153.0	0.18	0.18	\$1,723	\$568,125	\$13.04	50.00	4087	2023-02179		4087 SAPPHIRE LAKE
009-600-116-00	8449 W SAPPHIRE	06/23/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$168,700	39.69	\$416,902	\$147,669	\$139,571	93.0	100.0	0.30	0.30	\$1,587	\$495,534	\$11.38	130.00	4087	2023-01703		4087 SAPPHIRE LAKE
009-700-023-00	1401 S BAYBERRY	03/16/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$108,800	32.97	\$350,855	\$112,823	\$133,678	89.1	217.8	0.40	0.40	\$1,266	\$282,058	\$6.48	80.00	4087	2023-00691		4087 SAPPHIRE LAKE
Totals:						\$2,737,063	\$1,032,600		\$2,526,804	\$1,131,589	\$900,808	642.0	180	2.62	2.49	\$	822	<Std.Dev on FF					
								median site=>	\$147,669	median=>	\$	1,600	Average		Average								
								Sale. Ratio =>	37.73	avg\$/ff on ttl=>		\$1,763	Avg\$/a		431,574.75	per SqFt=>		\$9.91					
								Std. Dev. =>	6.22														

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	Other Parcels in Sale	Land Table
009-450-010-00	6990 S B	08/28/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$51,700	19.16	\$212,942	\$161,111	\$104,153	57.9	93.0	0.16	0.16	\$2,784	\$1,006,944	\$23.12	75.00	404 2023-02349		4090 LAKE MISS BACK LOTS SUBS	
009-470-041-00	1825 S SWEETBRIAR	09/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$78,700	26.23	\$287,757	\$109,832	\$97,589	54.2	140.0	0.19	0.19	\$2,026	\$569,078	\$13.06	60.00	404 2022-03062		4090 LAKE MISS BACK LOTS SUBS	
009-470-055-00	7314 W MISSAUKEE	06/10/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,300	34.12	\$244,147	\$86,579	\$80,726	67.3	140.0	0.26	0.26	\$1,287	\$336,883	\$7.73	80.00	404 2022-01918		4090 LAKE MISS BACK LOTS SUBS	
009-470-107-00	7417 W MISSAUKEE	07/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$28,200	16.11	\$153,363	\$94,709	\$73,072	63.6	60.0	0.14	0.14	\$1,488	\$686,297	\$15.76	100.00	404 2022-02515		4090 LAKE MISS BACK LOTS SUBS	
009-490-060-00	W MISSAUKEE	07/26/23	\$790,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$790,000	\$243,400	30.81	\$738,792	\$420,584	\$369,376	172.4	260.0	0.46	0.28	\$2,439	\$920,315	\$21.13	223.00	404 2023-02005	009-490-058-00, 009-490-033-00	4090 LAKE MISS BACK LOTS SUBS	
009-490-079-00	1915 S ROSE	10/24/22	\$325,900	WD	03-ARM'S LENGTH	\$325,900	\$53,600	16.45	\$297,466	\$116,402	\$87,968	48.9	120.0	0.15	0.15	\$2,382	\$765,803	\$17.58	55.00	404 2022-03391		4090 LAKE MISS BACK LOTS SUBS	
009-490-094-00	7211 W MISSAUKEE	10/16/24	\$299,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$299,000	\$97,300	32.54	\$335,975	\$100,350	\$119,125	122.0	240.0	0.41	0.28	\$822	\$242,978	\$5.58	150.00	404 2024-02676	009-490-093-00	4090 LAKE MISS BACK LOTS SUBS	
Totals:			\$2,409,800			\$2,409,800	\$638,200		\$2,270,442	\$1,089,567	\$932,009	586.3		1.77	1.45								
							Sale. Ratio =>	26.48			Average		Average				Average						
							Std. Dev. =>	7.76			per FF=>	\$1,858	per Net Acre=>	615,574.58			per SqFt=>	\$14.13					

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	Other Parcels in Sale	Land Table
009-470-120-00	1985 S PAVILION	10/21/24	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$51,000	38.64	\$111,893	\$51,309	\$34,901	114.4	296.8	0.39	0.17	\$449	\$131,900	\$3.03	113.88	404 2024-02685	009-011-020-00	4090 LAKE MISS BACK LOTS SUBS	
009-480-004-00	1841 S DIVISION	08/04/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$87,000	35.08	\$245,178	\$50,317	\$47,495	79.2	79.9	0.21	0.22	\$636	\$244,257	\$5.61	120.00	404 2022-02557		4090 LAKE MISS BACK LOTS SUBS	
009-480-004-00	1841 S DIVISION	03/16/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$87,000	39.01	\$245,178	\$25,317	\$47,495	79.2	79.9	0.21	0.22	\$320	\$122,898	\$2.82	120.00	404 2023-00718		4090 LAKE MISS BACK LOTS SUBS	
009-480-005-00	1850 S PAVILION	08/09/24	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$71,900	30.61	\$175,765	\$103,314	\$44,179	73.6	80.2	0.20	0.20	\$1,403	\$516,570	\$11.86	108.67	404 2024-01959		4090 LAKE MISS BACK LOTS SUBS	
009-490-050-00	7049 W MISSAUKEE	12/21/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,300	36.20	\$152,643	\$67,683	\$70,326	250.5	247.7	0.80	0.45	\$270	\$84,393	\$1.94	284.78	404 2022-03928	009-011-022-00	4090 LAKE MISS BACK LOTS SUBS	
009-490-058-00	W LAKE	07/26/23	\$790,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$790,000	\$243,400	30.81	\$738,792	\$420,584	\$369,376	172.4	260.0	0.46	0.07	\$2,439	\$920,315	\$21.13	223.00	404 2023-02005	009-490-033-00, 009-490-060-00	4090 LAKE MISS BACK LOTS SUBS	
009-490-089-00	S ROSE	02/03/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,000	50.00	\$43,815	\$20,000	\$43,815	80.5	120.5	0.27	0.27	\$248	\$75,188	\$1.73	96.25	404 2023-00313		4090 LAKE MISS BACK LOTS SUBS	
009-490-093-00	7211 W MISSAUKEE	10/16/24	\$299,000	WD	20-MULTI PARCEL SALE REF	\$299,000	\$97,300	32.54	\$401,515	\$100,350	\$119,125	122.0	240.0	0.41	0.14	\$822	\$242,978	\$5.58	150.00	404 2024-02676	009-490-094-00	4090 LAKE MISS BACK LOTS SUBS	
009-530-009-00	W RIDGEVIEW	07/08/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$15,000	41.67	\$73,017	\$36,000	\$73,017	133.7	312.0	0.97	0.97	\$269	\$37,229	\$0.85	135.00	404 2022-02297		4090 LAKE MISS BACK LOTS SUBS	
009-530-011-00	8021 W RIDGEVIEW	02/27/24	\$197,400	WD	03-ARM'S LENGTH	\$197,400	\$96,900	49.09	\$190,997	\$62,322	\$74,198	169.4	344.4	0.61	0.37	\$368	\$101,667	\$2.33	236.00	404 2024-00409	009-010-024-95	4090 LAKE MISS BACK LOTS SUBS	
009-620-031-00	1870 S DIVISION	03/14/24	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$78,100	94.10	\$76,260	\$73,363	\$66,623	111.0	101.0	0.40	0.40	\$661	\$182,042	\$4.18	174.00	404 2024-00543		4090 LAKE MISS BACK LOTS SUBS	
Totals:			\$2,413,300			\$2,413,300	\$891,900		\$2,455,053	\$1,010,559	\$990,550	1,386.0		4.92	3.47								
							Sale. Ratio =>	36.96			Average		Average				Average						
							Std. Dev. =>	18.03			per FF=>	\$729	per Net Acre=>	205,314.71			per SqFt=>	\$4.71					