

LAND RAA FLORAL PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Rate Group 1	
20-23-26-377-005	22440 HAWTHORNE ST	04/12/23	\$286,000	\$286,000	\$152,620	53.36	\$305,235	\$60,459	\$79,694	80.0	132.0	0.24	0.24	\$756	\$249,831	\$5.74	80.00	RAA	.21-.26	
20-23-26-302-031	23165 LILAC ST	04/28/23	\$263,500	\$263,500	\$106,520	40.43	\$213,045	\$124,952	\$74,497	65.0	127.3	0.19	0.19	\$1,922	\$657,642	\$15.10	65.00	RAA	.16-.20	
20-23-26-354-002	22820 FLORAL ST	05/19/23	\$255,000	\$255,000	\$117,460	46.06	\$234,928	\$94,569	\$74,497	60.0	127.3	0.18	0.18	\$1,576	\$540,394	\$12.41	60.00	RAA	.16-.20	
20-23-26-302-019	23052 VIOLET ST	07/07/23	\$291,250	\$291,250	\$115,810	39.76	\$231,619	\$127,942	\$68,311	50.0	137.3	0.16	0.16	\$2,559	\$809,759	\$18.59	50.00	RAA	.11-.15	
20-23-26-351-016	22809 VIOLET ST	07/26/23	\$185,000	\$185,000	\$87,230	47.15	\$174,467	\$78,844	\$68,311	51.0	129.0	0.15	0.15	\$1,546	\$522,146	\$11.99	51.00	RAA	.11-.15	
20-23-26-354-009	22716 FLORAL ST	08/11/23	\$300,000	\$300,000	\$154,260	51.42	\$308,519	\$71,175	\$79,694	80.0	127.3	0.23	0.23	\$890	\$304,167	\$6.98	80.00	RAA	.21-.26	
20-23-26-302-008	23186 VIOLET ST	10/10/23	\$300,000	\$300,000	\$133,970	44.66	\$267,940	\$100,371	\$68,311	50.0	137.3	0.16	0.16	\$2,007	\$635,259	\$14.58	50.00	RAA	.11-.15	
20-23-26-351-013	22845 VIOLET ST	11/13/23	\$169,000	\$169,000	\$81,370	48.15	\$162,732	\$74,579	\$68,311	50.0	129.0	0.15	0.15	\$1,492	\$503,912	\$11.57	50.00	RAA	.11-.15	
20-23-26-352-005	22800 VIOLET ST	11/17/23	\$289,900	\$289,900	\$138,630	47.82	\$277,264	\$87,133	\$74,497	51.0	137.3	0.16	0.16	\$1,708	\$541,199	\$12.42	51.00	RAA	.16-.20	
20-23-26-303-008	23168 LILAC ST	11/28/23	\$202,000	\$202,000	\$92,740	45.91	\$185,473	\$91,024	\$74,497	60.0	127.3	0.18	0.18	\$1,517	\$520,137	\$11.94	60.00	RAA	.16-.20	
20-23-35-103-004	22109 HAWTHORNE ST	12/07/23	\$159,000	\$159,000	\$71,890	45.21	\$143,785	\$82,262	\$67,047	60.0	115.7	0.16	0.16	\$1,371	\$517,371	\$11.88	60.00	R01s2	.16-.20	
20-23-26-357-004	22476 VIOLET ST	12/15/23	\$179,500	\$179,500	\$102,820	57.28	\$205,647	\$42,164	\$68,311	50.0	123.0	0.14	0.14	\$843	\$299,035	\$6.86	50.00	RAA	.11-.15	
20-23-26-301-043	23027 VIOLET ST	01/29/24	\$235,000	\$235,000	\$119,400	50.81	\$238,794	\$64,517	\$68,311	50.0	137.0	0.16	0.16	\$1,290	\$410,936	\$9.43	50.00	RAA	.11-.15	
20-23-26-326-004	23186 HAWTHORNE ST	02/29/24	\$243,500	\$243,500	\$110,850	45.52	\$221,708	\$96,289	\$74,497	60.0	132.0	0.18	0.18	\$1,605	\$529,060	\$12.15	60.00	RAA	.16-.20	
20-23-26-353-012	22833 FLORAL ST	04/09/24	\$215,000	\$215,000	\$92,720	43.13	\$185,440	\$104,057	\$74,497	70.0	127.3	0.21	0.21	\$1,487	\$507,595	\$11.65	70.00	RAA	.16-.20	
20-23-26-304-031	23057 HAWTHORNE ST	04/19/24	\$295,000	\$295,000	\$124,900	42.34	\$249,800	\$119,697	\$74,497	60.0	127.3	0.18	0.18	\$1,995	\$683,983	\$15.70	60.00	RAA	.16-.20	
20-23-26-302-008	23186 VIOLET ST	05/10/24	\$300,000	\$300,000	\$133,970	44.66	\$267,940	\$100,371	\$68,311	50.0	137.3	0.16	0.16	\$2,007	\$635,259	\$14.58	50.00	RAA	.11-.15	
20-23-26-301-035	23127 VIOLET ST	05/22/24	\$265,000	\$265,000	\$95,780	36.14	\$191,556	\$141,755	\$68,311	50.0	137.0	0.16	0.16	\$2,835	\$902,898	\$20.73	50.00	RAA	.11-.15	
20-23-35-126-003	22116 HAWTHORNE ST	06/21/24	\$145,000	\$145,000	\$71,310	49.18	\$142,610	\$70,701	\$68,311	40.0	132.0	0.12	0.12	\$1,768	\$584,306	\$13.41	40.00	R01s2	.11-.15	
20-23-26-352-005	22800 VIOLET ST	07/01/24	\$289,900	\$289,900	\$138,630	47.82	\$277,264	\$87,133	\$74,497	51.0	137.3	0.16	0.16	\$1,708	\$541,199	\$12.42	51.00	RAA	.16-.20	
20-23-26-304-011	23086 FLORAL ST	07/03/24	\$245,000	\$245,000	\$98,870	40.36	\$197,734	\$121,763	\$74,497	60.0	127.3	0.18	0.18	\$2,029	\$695,789	\$15.97	60.00	RAA	.16-.20	
20-23-26-377-020	22490 HAWTHORNE ST	07/24/24	\$335,000	\$335,000	\$189,120	56.45	\$378,246	\$36,448	\$79,694	80.0	132.0	0.24	0.24	\$456	\$150,612	\$3.46	80.00	RAA	.21-.26	
20-23-26-326-009	23096 HAWTHORNE ST	08/09/24	\$185,000	\$185,000	\$116,910	63.19	\$233,829	\$25,668	\$74,497	60.0	132.0	0.18	0.18	\$428	\$141,033	\$3.24	60.00	RAA	.16-.20	
20-23-26-377-007	22418 HAWTHORNE ST	08/16/24	\$343,000	\$343,000	\$157,640	45.96	\$315,282	\$107,412	\$79,694	80.0	132.0	0.24	0.24	\$1,343	\$443,851	\$10.19	80.00	RAA	.21-.26	
20-23-26-301-037	23103 VIOLET ST	08/28/24	\$225,000	\$225,000	\$97,910	43.52	\$195,817	\$97,494	\$68,311	50.0	137.0	0.16	0.16	\$1,950	\$620,981	\$14.26	50.00	RAA	.11-.15	
20-23-26-304-007	23148 FLORAL ST	10/25/24	\$236,000	\$236,000	\$94,190	39.91	\$188,371	\$122,126	\$74,497	60.0	127.3	0.18	0.18	\$2,035	\$697,863	\$16.02	60.00	RAA	.16-.20	
20-23-26-301-036	23115 VIOLET ST	11/08/24	\$210,000	\$210,000	\$100,470	47.84	\$200,949	\$77,362	\$68,311	50.0	137.0	0.16	0.16	\$1,547	\$492,752	\$11.31	50.00	RAA	.11-.15	
20-23-26-301-015	23078 ORCHARD LAKE RD	12/03/24	\$235,000	\$235,000	\$111,750	47.55	\$223,505	\$79,806	\$68,311	50.0	127.2	0.15	0.15	\$1,596	\$546,616	\$12.55	50.00	RAA	.11-.15	
20-23-26-302-026	23241 LILAC ST	12/03/24	\$180,000	\$180,000	\$92,580	51.43	\$185,164	\$69,333	\$74,497	60.0	127.3	0.18	0.18	\$1,156	\$396,189	\$9.10	60.00	RAA	.16-.20	
20-23-26-353-003	22810 LILAC ST	01/07/25	\$240,000	\$240,000	\$94,770	39.49	\$189,533	\$124,964	\$74,497	65.0	127.3	0.19	0.19	\$1,923	\$657,705	\$15.10	65.00	RAA	.16-.20	
20-23-26-301-016	23068 ORCHARD LAKE RD	03/06/25	\$175,500	\$175,500	\$92,800	52.88	\$185,601	\$58,210	\$68,311	50.0	127.2	0.15	0.15	\$1,164	\$398,699	\$9.15	50.00	RAA	.11-.15	
20-23-26-304-017	23277 HAWTHORNE ST	03/14/25	\$205,000	\$205,000	\$85,970	41.94	\$171,936	\$107,561	\$74,497	58.5	127.3	0.17	0.17	\$1,839	\$629,012	\$14.44	58.50	RAA	.16-.20	
<b>Totals:</b>			<b>\$7,683,050</b>	<b>\$7,683,050</b>	<b>\$3,575,860</b>		<b>\$7,151,733</b>	<b>\$2,848,141</b>	<b>\$2,316,824</b>	<b>1,861.5</b>		<b>5.57</b>	<b>5.57</b>							
						<b>Sale. Ratio =&gt;</b>	<b>46.54</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>						
						<b>Std. Dev. =&gt;</b>	<b>5.82</b>	<b>per FF=&gt;</b>				<b>\$1,530</b>	<b>per Net Acre=&gt;</b>		<b>511,703.38</b>	<b>per SqFt=&gt;</b>		<b>\$11.75</b>		

Sites:

Site 'A':	Description: *.10 or less	*	Value: 69,288
Site 'B':	Description: *.11-.15	*	Value: 72,787
Site 'C':	Description: *.16-.20	*	Value: 79,418
Site 'D':	Description: *.21-.26	*	Value: 84,988
Site 'E':	Description: *.27-.37	*	Value: 98,628
Site 'F':	Description: *.38-.52	*	Value: 100,544

LAND RAB BEL-AIRE HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Rate Group 1
20-23-27-203-008	32227 MARBLEHEAD RD	04/20/23	\$290,000	\$290,000	\$136,340	47.01	\$272,670	\$106,698	\$89,368	61.0	144.2	0.20	0.20	\$1,749	\$528,208	\$12.13	61.00	RAB		16-20
20-23-27-203-031	32354 LEELEANE RD	09/12/23	\$305,000	\$305,000	\$147,520	48.37	\$295,047	\$99,321	\$89,368	72.0	115.0	0.19	0.19	\$1,379	\$522,742	\$12.00	72.00	RAB		16-20
20-23-27-202-017	32157 LEELEANE RD	09/29/23	\$285,000	\$285,000	\$130,760	45.88	\$261,527	\$106,222	\$82,749	60.0	107.8	0.15	0.15	\$1,770	\$712,899	\$16.37	60.00	RAB		10-15
20-23-27-227-005	31964 LAMAR DR	11/03/23	\$323,000	\$323,000	\$155,510	48.15	\$311,022	\$94,727	\$82,749	56.0	117.5	0.15	0.15	\$1,692	\$627,331	\$14.40	56.00	RAB		10-15
20-23-27-204-005	24002 COLCHESTER DR	01/30/24	\$295,000	\$295,000	\$153,130	51.91	\$306,256	\$71,493	\$82,749	56.0	118.0	0.15	0.15	\$1,277	\$470,349	\$10.80	56.00	RAB		10-15
20-23-27-231-020	31656 LAMAR DR	02/26/24	\$290,000	\$290,000	\$125,840	43.39	\$251,680	\$121,069	\$82,749	57.0	115.0	0.15	0.15	\$2,124	\$807,127	\$18.53	57.00	RAB		10-15
20-23-27-251-025	23541 LOOMIS CT	03/01/24	\$270,000	\$270,000	\$127,600	47.26	\$255,195	\$97,554	\$82,749	66.0	97.0	0.15	0.15	\$1,478	\$663,633	\$15.23	66.00	RAB		10-15
20-23-27-203-051	32040 LEELEANE RD	03/20/24	\$336,000	\$336,000	\$148,970	44.34	\$297,930	\$120,819	\$82,749	57.0	115.0	0.15	0.15	\$2,120	\$805,460	\$18.49	57.00	RAB		10-15
20-23-27-226-030	31560 LEELEANE RD	03/25/24	\$291,500	\$291,500	\$135,130	46.36	\$270,260	\$110,608	\$89,368	70.0	112.5	0.18	0.18	\$1,580	\$611,094	\$14.03	70.00	RAB		16-20
20-23-27-227-014	31915 MARBLEHEAD RD	03/26/24	\$290,000	\$290,000	\$127,170	43.85	\$254,340	\$118,409	\$82,749	68.3	98.0	0.15	0.15	\$1,735	\$768,890	\$17.65	68.26	RAB		10-15
20-23-27-201-006	32260 MARBLEHEAD RD	04/12/24	\$300,000	\$300,000	\$144,700	48.23	\$289,406	\$93,343	\$82,749	57.0	115.0	0.15	0.15	\$1,638	\$622,287	\$14.29	57.00	RAB		10-15
20-23-27-229-014	23758 BEACON DR	05/03/24	\$216,000	\$216,000	\$132,620	61.40	\$265,232	\$33,517	\$82,749	66.0	100.0	0.15	0.15	\$508	\$220,507	\$5.06	66.00	RAB		10-15
20-23-27-228-008	31773 FOLKSTONE DR	05/06/24	\$285,000	\$285,000	\$133,530	46.85	\$267,054	\$107,314	\$89,368	57.9	120.0	0.16	0.16	\$1,852	\$670,713	\$15.40	57.94	RAB		16-20
20-23-27-202-002	32379 LEELEANE RD	05/17/24	\$360,000	\$360,000	\$160,280	44.52	\$320,566	\$128,802	\$89,368	74.0	115.0	0.20	0.20	\$1,741	\$660,523	\$15.16	74.00	RAB		16-20
20-23-27-276-009	31881 LAMAR DR	05/22/24	\$283,000	\$283,000	\$147,820	52.23	\$295,642	\$83,347	\$95,989	53.6	180.0	0.22	0.22	\$1,556	\$377,136	\$8.66	53.55	RAB		21-26
20-23-27-276-019	31681 LAMAR DR	07/12/24	\$335,000	\$335,000	\$145,160	43.33	\$290,319	\$127,430	\$82,749	58.0	115.0	0.15	0.15	\$2,197	\$832,876	\$19.12	58.00	RAB		10-15
20-23-27-231-010	31553 MARBLEHEAD RD	07/15/24	\$299,000	\$299,000	\$140,290	46.92	\$280,583	\$101,166	\$82,749	57.0	115.0	0.15	0.15	\$1,775	\$674,440	\$15.48	57.00	RAB		10-15
20-23-27-251-035	23573 PROSPECT AVE	07/26/24	\$295,000	\$295,000	\$138,560	46.97	\$277,128	\$107,240	\$89,368	75.0	110.6	0.19	0.19	\$1,430	\$564,421	\$12.96	75.00	RAB		16-20
20-23-27-276-027	31521 LAMAR DR	08/05/24	\$274,000	\$274,000	\$134,610	49.13	\$269,223	\$87,526	\$82,749	58.0	115.0	0.15	0.15	\$1,509	\$572,065	\$13.13	58.00	RAB		10-15
20-23-27-276-013	31801 LAMAR DR	08/16/24	\$282,000	\$282,000	\$126,200	44.75	\$252,395	\$118,973	\$89,368	59.5	117.0	0.16	0.16	\$2,000	\$743,581	\$17.07	59.50	RAB		16-20
20-23-27-229-014	23758 BEACON DR	10/31/24	\$300,000	\$300,000	\$132,620	44.21	\$265,232	\$117,517	\$82,749	66.0	100.0	0.15	0.15	\$1,781	\$773,138	\$17.75	66.00	RAB		10-15
20-23-27-230-018	31528 MARBLEHEAD RD	11/25/24	\$303,000	\$303,000	\$134,750	44.47	\$269,490	\$129,499	\$95,989	135.0	85.2	0.26	0.26	\$959	\$490,527	\$11.26	135.00	RAB		21-26
20-23-27-276-007	31927 LEELEANE RD	12/12/24	\$268,600	\$268,600	\$133,150	49.57	\$266,305	\$91,663	\$89,368	58.0	148.0	0.20	0.20	\$1,580	\$465,294	\$10.68	58.00	RAB		16-20
20-23-27-203-014	24019 COLCHESTER DR	01/08/25	\$257,500	\$257,500	\$129,670	50.36	\$259,343	\$80,906	\$82,749	56.0	118.5	0.15	0.15	\$1,445	\$532,276	\$12.22	56.00	RAB		10-15
20-23-27-128-003	23900 POWER RD	01/14/25	\$295,000	\$295,000	\$133,710	45.33	\$267,414	\$116,954	\$89,368	70.0	121.7	0.20	0.20	\$1,671	\$596,704	\$13.70	70.00	RAB		16-20
20-23-27-203-057	24089 COLCHESTER DR	02/21/25	\$300,000	\$300,000	\$134,770	44.92	\$269,531	\$126,458	\$95,989	63.9	180.0	0.26	0.26	\$1,979	\$479,008	\$11.00	63.90	RAB		21-26
20-23-27-227-021	31763 MARBLEHEAD RD	04/17/25	\$306,000	\$306,000	\$129,710	42.39	\$259,410	\$129,339	\$82,749	56.0	118.0	0.15	0.15	\$2,310	\$850,914	\$19.53	56.00	RAB		10-15
20-23-27-227-018	31821 MARBLEHEAD RD	04/30/25	\$275,000	\$275,000	\$118,770	43.19	\$237,539	\$120,210	\$82,749	56.0	118.0	0.15	0.15	\$2,147	\$790,855	\$18.16	56.00	RAB		10-15
20-23-27-251-030	23540 LOOMIS CT	05/30/25	\$270,000	\$270,000	\$136,330	50.49	\$272,664	\$80,085	\$82,749	68.0	95.0	0.15	0.15	\$1,178	\$541,115	\$12.42	68.00	RAB		10-15
20-23-27-276-030	31431 LAMAR DR	06/06/25	\$315,000	\$315,000	\$138,900	44.10	\$277,793	\$117,638	\$80,431	65.0	118.0	0.18	0.18	\$1,810	\$668,398	\$15.34	65.00	RAB		16-20
20-23-27-231-006	31601 MARBLEHEAD RD	06/12/25	\$305,000	\$305,000	\$123,440	40.47	\$246,872	\$140,877	\$82,749	57.0	115.0	0.15	0.15	\$2,472	\$939,180	\$21.56	57.00	RAB		10-15
20-23-27-201-014	32100 MARBLEHEAD RD	06/20/25	\$325,000	\$325,000	\$131,750	40.54	\$263,494	\$144,255	\$82,749	57.0	115.0	0.15	0.15	\$2,531	\$961,700	\$22.08	57.00	RAB		10-15
20-23-27-203-044	32204 LEELEANE RD	07/02/25	\$336,000	\$336,000	\$131,620	39.17	\$263,246	\$155,503	\$82,749	56.0	118.0	0.15	0.15	\$2,777	\$1,023,046	\$23.49	56.00	RAB		10-15
20-23-27-276-025	31561 LAMAR DR	07/02/25	\$355,000	\$355,000	\$146,030	41.14	\$292,069	\$145,680	\$82,749	58.0	115.0	0.15	0.15	\$2,512	\$952,157	\$21.86	58.00	RAB		10-15
20-23-27-228-001	31667 FOLKSTONE DR	07/08/25	\$326,000	\$326,000	\$141,510	43.41	\$283,024	\$125,725	\$82,749	69.2	90.0	0.14	0.14	\$1,816	\$879,196	\$20.18	69.22	RAB		10-15
20-23-27-203-031	32354 LEELEANE RD	07/18/25	\$350,000	\$350,000	\$147,520	42.15	\$295,047	\$144,321	\$89,368	72.0	115.0	0.19	0.19	\$2,004	\$759,584	\$17.44	72.00	RAB		16-20
20-23-27-203-044	32204 LEELEANE RD	07/29/25	\$336,000	\$336,000	\$131,620	39.17	\$263,246	\$155,503	\$82,749	56.0	118.0	0.15	0.15	\$2,777	\$1,023,046	\$23.49	56.00	RAB		10-15
20-23-27-203-043	32220 LEELEANE RD	09/22/25	\$280,000	\$280,000	\$132,290	47.25	\$264,576	\$98,173	\$82,749	56.0	118.0	0.15	0.15	\$1,753	\$645,875	\$14.83	56.00	RAB		10-15
20-23-27-203-043	32220 LEELEANE RD	09/22/25	\$280,000	\$280,000	\$132,290	47.25	\$264,576	\$98,173	\$82,749	56.0	118.0	0.15	0.15	\$1,753	\$645,875	\$14.83	56.00	RAB		10-15
20-23-27-203-002	32361 MARBLEHEAD RD	10/02/25	\$307,000	\$307,000	\$143,460	46.73	\$286,921	\$109,447	\$89,368	70.0	115.0	0.19	0.19	\$1,564	\$591,605	\$13.58	70.00	RAB		16-20
20-23-27-203-002	32361 MARBLEHEAD RD	10/02/25	\$307,000	\$307,000	\$143,460	46.73	\$286,921	\$109,447	\$89,368	70.0	115.0	0.19	0.19	\$1,564	\$591,605	\$13.58	70.00	RAB		16-20
20-23-27-230-013	31568 MARBLEHEAD RD	11/07/25	\$285,500	\$285,500	\$121,110	42.42	\$242,224	\$126,025	\$82,749	60.0	115.0	0.16	0.16	\$2,100	\$797,627	\$18.31	60.00	RAB		10-15
20-23-27-203-022	23885 COLCHESTER DR	12/03/25	\$360,000	\$360,000	\$151,570	42.10	\$303,135	\$146,233	\$89,368	60.0	122.0	0.17	0.17	\$2,437	\$870,435	\$19.98	60.00	RAB		16-20
20-23-27-276-018	31701 LAMAR DR	12/23/25	\$310,000	\$310,000	\$137,310	44.29	\$274,620	\$118,129	\$82,749	58.0	115.0	0.15	0.15	\$2,037	\$722,085	\$17.72	58.00	RAB		10-15
<b>Totals:</b>			<b>\$13,257,100</b>	<b>\$13,257,100</b>	<b>\$6,029,100</b>		<b>\$12,058,167</b>	<b>\$4,963,338</b>	<b>\$3,764,405</b>	<b>2,788.4</b>		<b>7.41</b>	<b>7.41</b>							
					<b>Sale. Ratio =&gt;</b>	<b>45.48</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>						
					<b>Std. Dev. =&gt;</b>	<b>3.98</b>		<b>per FF=&gt;</b>		<b>\$1,780</b>		<b>per Net Acre=&gt;</b>	<b>670,177.96</b>		<b>per SqFt=&gt;</b>	<b>\$15.39</b>				

10-15	88,707
16-20	95,892
21-26	102,708
27-37	106,209

LAND SCENIC VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1
20-23-27-252-014	32354 VALLEY VIEW CIR	05/04/22	\$315,000	\$315,000	\$145,870	46.31	\$291,747	\$123,743	\$100,490	72.2	209.1	0.35	0.35	\$1,713	\$356,608	\$8.19	72.22	RAC	.33-.47
20-23-27-252-019	32306 VALLEY VIEW CIR	09/29/25	\$420,000	\$420,000	\$197,850	47.11	\$395,691	\$108,440	\$84,131	75.0	129.0	0.22	0.22	\$1,446	\$488,468	\$11.21	75.00	RAC	.16-.23
20-23-27-253-006	32305 VALLEY VIEW CIR	05/23/22	\$289,000	\$289,000	\$154,750	53.55	\$309,498	\$63,633	\$84,131	70.0	130.0	0.21	0.21	\$909	\$304,464	\$6.99	70.00	RAC	.16-.23
20-23-27-253-006	32305 VALLEY VIEW CIR	12/05/24	\$356,000	\$356,000	\$158,140	44.42	\$316,282	\$123,849	\$84,131	70.0	130.0	0.21	0.21	\$1,769	\$592,579	\$13.60	70.00	RAC	.16-.23
<b>Totals:</b>			<b>\$1,380,000</b>	<b>\$1,380,000</b>	<b>\$656,610</b>		<b>\$1,313,218</b>	<b>\$419,665</b>	<b>\$352,883</b>	<b>287.2</b>		<b>0.99</b>	<b>0.99</b>						
						<b>Sale. Ratio =&gt;</b>	<b>47.58</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>					
						<b>Std. Dev. =&gt;</b>	<b>3.96</b>	<b>per FF=&gt;</b>		<b>\$1,461</b>	<b>per Net Acre=&gt;</b>		<b>425,192.50</b>	<b>per SqFt=&gt;</b>		<b>\$9.76</b>			

LAND RAD BROOKDALE RESUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Rate Group 1		
20-23-27-252-011	32101 SHIAWASSEE RD	12/06/24	\$300,000	\$300,000	\$134,540	44.85	\$269,088	\$109,356	\$78,444	85.1	182.2	0.36	0.36	\$1,285	\$307,180	\$7.05	85.10	RAD		.27-.37		
20-23-27-252-025	23223 PROSPECT AVE	01/10/25	\$320,000	\$320,000	\$145,690	45.53	\$291,388	\$111,185	\$82,573	75.0	160.0	0.28	0.28	\$1,482	\$404,309	\$9.28	75.00	RAD		.27-.37		
20-23-27-403-012	32037 VALLEY VIEW ST	05/15/23	\$345,000	\$345,000	\$165,930	48.10	\$331,852	\$110,670	\$97,522	60.0	500.0	0.69	0.69	\$1,845	\$160,624	\$3.69	60.00	RAD		.53-.71		
20-23-27-403-020	32003 VALLEY VIEW ST	08/08/25	\$412,500	\$412,500	\$213,980	51.87	\$427,954	\$102,473	\$117,927	90.0	500.0	1.03	1.03	\$1,139	\$99,199	\$2.28	90.00	RAD		1.01-1.69		
20-23-27-403-020	32003 VALLEY VIEW ST	08/08/25	\$412,500	\$412,500	\$213,980	51.87	\$427,954	\$102,473	\$117,927	90.0	500.0	1.03	1.03	\$1,139	\$99,199	\$2.28	90.00	RAD		1.01-1.69		
20-23-27-403-131	32105 VALLEY VIEW ST	05/10/24	\$400,000	\$400,000	\$174,780	43.70	\$349,565	\$168,362	\$117,927	120.0	498.4	1.37	1.37	\$1,403	\$122,623	\$2.82	120.00	RAD		1.01-1.69		
20-23-27-403-140		02/06/24	\$77,000	\$77,000	\$41,290	53.62	\$82,573	\$77,000	\$82,573	148.9	108.3	0.37	0.37	\$517	\$208,108	\$4.78	148.88	RAD		.27-.37		
20-23-27-427-001	23092 LAKE WAY ST	07/10/23	\$361,000	\$361,000	\$202,720	56.16	\$405,433	\$38,140	\$82,573	75.0	185.6	0.32	0.32	\$509	\$119,188	\$2.74	75.00	RAD		.27-.37		
20-23-27-427-009	22900 LAKE WAY ST	04/19/24	\$181,000	\$181,000	\$87,270	48.22	\$174,544	\$89,029	\$82,573	50.0	253.0	0.29	0.29	\$1,781	\$306,997	\$7.05	50.00	RAD		.27-.37		
<b>Totals:</b>			<b>\$2,809,000</b>	<b>\$2,809,000</b>	<b>\$1,380,180</b>		<b>\$2,760,351</b>	<b>\$908,688</b>	<b>\$860,039</b>	<b>794.0</b>		<b>5.74</b>	<b>5.74</b>									
					<b>Sale. Ratio =&gt;</b>	<b>49.13</b>			<b>Average</b>							<b>Average</b>						
					<b>Std. Dev. =&gt;</b>	<b>4.29</b>			<b>per FF=&gt;</b>	<b>\$1,144</b>			<b>Average</b>			<b>per Net Acre=&gt;</b>	<b>158,335.60</b>			<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$3.63</b>

Sites:	Description:	Value:
Site 'A':	Description: '.12-.17	Value: 66,899
Site 'B':	Description: '.18-.26	Value: 74,725
Site 'C':	Description: '.27-.37	Value: 82,573
Site 'D':	Description: '.38-.52	Value: 90,056
Site 'E':	Description: '.53-.71	Value: 97,822
Site 'F':	Description: '.72-1.00	Value: 107,756
Site 'G':	Description: '1.01-1.69	Value: 117,927

LAND RAE GOERSE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1		
20-23-27-477-018	31721 SHERWOOD AVE	06/30/23	\$415,000	\$415,000	\$201,500	48.55	\$403,001	\$125,770	\$113,771	0.0	0.0	1.15	1.15	#DIV/0!	\$109,651	\$2.52	0.00	RAE			
<b>Totals:</b>			<b>\$415,000</b>	<b>\$415,000</b>	<b>\$201,500</b>		<b>\$403,001</b>	<b>\$125,770</b>	<b>\$113,771</b>	<b>0.0</b>		<b>1.15</b>	<b>1.15</b>								
				<b>Sale. Ratio =&gt;</b>		<b>48.55</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>						
				<b>Std. Dev. =&gt;</b>		<b>#DIV/0!</b>			<b>per FF=&gt;</b>			<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>	<b>109,651.26</b>	<b>per SqFt=&gt;</b>	<b>\$2.52</b>			

Sites:		
Site 'A':	Description: '.10-.20	Value: 75,118
Site 'B':	Description: '.21-.32	Value: 84,133
Site 'C':	Description: '.33-.48	Value: 90,141
Site 'D':	Description: '.49-.71	Value: 99,157
Site 'E':	Description: '.72-.99	Value: 105,019
Site 'F':	Description: '1.00-1.50	Value: 117,184
Site 'G':	Description: '1.51-3.00	Value: 123,193

LAND BROOKDALE ST

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Rate Group 1	
20-23-27-451-042	22743 BROOKDALE ST	12/18/24	\$290,000	\$290,000	\$112,630	38.84	\$225,264	\$138,221	\$73,485	50.0	210.4	0.24	0.24	\$2,764	\$571,161	\$13.11	50.00	RAF		.24-.32	
20-23-27-451-057	22433 BROOKDALE ST	12/16/24	\$299,900	\$299,900	\$138,840	46.30	\$277,685	\$115,153	\$92,938	115.3	278.3	0.74	0.74	\$999	\$156,458	\$3.59	115.26	RAF		.53-.78	
<b>Totals:</b>			<b>\$589,900</b>	<b>\$589,900</b>	<b>\$251,470</b>		<b>\$502,949</b>	<b>\$253,374</b>	<b>\$166,423</b>	<b>165.3</b>		<b>0.98</b>	<b>0.98</b>								
						<b>Sale. Ratio =&gt;</b>	<b>42.63</b>				<b>Average</b>			<b>Average</b>			<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>5.27</b>				<b>per FF=&gt;</b>	<b>\$1,533</b>			<b>per Net Acre=&gt;</b>	<b>259,073.62</b>			<b>per SqFt=&gt;</b>	<b>\$5.95</b>	

Sites:	Description:	Value:
Site 'A':	.15-or less	62,636
Site 'B':	.16-.23	69,348
Site 'C':	.24-.32	76,057
Site 'D':	.33-.52	87,241
Site 'E':	.53-.78	96,191
Site 'F':	.79-.99	100,666
Site 'G':	1.00-1.99	111,850
Site 'H':	2.00+	114,088

LAND RAG MAPLE ST POWERS ST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Class	Rate Group 1	
20-23-27-451-021	22712 POWER RD	10/31/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,260	48.78	\$258,522	\$84,029	\$77,551	50.0	210.4	0.24	0.24	\$1,681	\$347,227	\$7.97	50.00	RAG	59008:291		Land Table RAG Maple St Power R	401	21-29 power	
20-23-27-330-053	22645 POWER RD	06/17/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,200	53.29	\$314,404	\$50,289	\$69,793	60.4	129.0	0.18	0.18	\$835	\$281,503	\$6.46	60.35	RAG	59436:354		Land Table RAG Maple St Power R	401	12-20 power	
20-23-27-330-052	22695 POWER RD	09/27/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,070	47.74	\$272,141	\$82,652	\$69,793	60.4	129.0	0.18	0.18	\$1,370	\$461,743	\$10.60	60.35	RAG	59897:442		Land Table RAG Maple St Power R	401	12-20 power	
20-23-27-330-038	22827 POWER RD	03/03/25	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$125,100	52.13	\$250,199	\$67,252	\$77,551	50.0	210.0	0.24	0.24	\$1,347	\$279,469	\$6.42	50.00	RAG	60053:185		Land Table RAG Maple St Power R	401	21-29 power	
<b>Totals:</b>						<b>\$1,085,000</b>	<b>\$547,630</b>		<b>\$1,095,266</b>	<b>\$284,422</b>	<b>\$294,688</b>	<b>220.7</b>		<b>0.84</b>	<b>0.84</b>											

Sale Ratio => 50.47  
 Std. Dev. => 2.64  
 Average per FF=> \$1,289  
 Average per Net Acre=> 338,195.01  
 Average per SqFt=> \$7.76

Site:	Description:	Value:
Site 'A':	Description: '.12-.20 power '	Value: 70,500
Site 'B':	Description: '.21-.29 power '	Value: 78,000
Site 'C':	Description: '.30-.42 power '	Value: 85,850
Site 'D':	Description: '.43-.71 power '	Value: 96,200
Site 'E':	Description: '.72-1.09 power '	Value: 106,800
Site 'F':	Description: '.14-.20 maple '	Value: 78,500
Site 'G':	Description: '.21-.29 maple '	Value: 87,700
Site 'H':	Description: '.30-.42 maple '	Value: 93,000
Site 'I':	Description: '.43-.64 maple '	Value: 104,000
Site 'J':	Description: '.65-.78 maple '	Value: 109,500

LAND RAH WARNER FARMS 1-5

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1	
20-23-27-305-025	23025 MANNING ST	04/18/23	\$307,000	\$307,000	\$162,740	53.01	\$325,482	\$87,998	\$106,480	80.0	134.0	0.25	0.25	\$1,100	\$357,715	\$8.21	80.00	RAH	.24-.32	
20-23-27-302-014	22860 FARMINGTON RD	06/01/23	\$300,000	\$300,000	\$131,010	43.67	\$262,027	\$137,334	\$99,361	59.0	145.0	0.20	0.20	\$2,328	\$700,684	\$16.09	59.00	RAH	.18-.23	
20-23-27-305-013	22886 FREDERICK AVE	06/23/23	\$287,500	\$287,500	\$127,930	44.50	\$255,863	\$130,998	\$99,361	60.0	134.0	0.19	0.19	\$2,183	\$708,097	\$16.26	60.00	RAH	.18-.23	
20-23-27-302-005	23060 FARMINGTON RD	09/01/23	\$260,000	\$260,000	\$149,980	57.68	\$299,957	\$59,404	\$99,361	59.0	145.0	0.20	0.20	\$1,007	\$303,082	\$6.96	59.00	RAH	.18-.23	
20-23-27-301-027	33054 SLOCUM DR	10/13/23	\$310,000	\$310,000	\$151,680	48.93	\$303,358	\$91,827	\$85,185	60.0	129.3	0.18	0.18	\$1,530	\$515,882	\$11.84	60.00	RAH	.12-.17	
20-23-27-305-022	22750 FREDERICK AVE	10/24/23	\$260,000	\$260,000	\$136,240	52.40	\$272,483	\$86,878	\$99,361	67.9	134.0	0.21	0.21	\$1,279	\$415,684	\$9.54	67.91	RAH	.18-.23	
20-23-27-329-007	22978 MAYFIELD AVE	11/27/23	\$300,000	\$300,000	\$162,200	54.07	\$324,398	\$82,082	\$106,480	87.5	135.0	0.27	0.27	\$938	\$302,886	\$6.95	87.50	RAH	.24-.32	
20-23-27-328-014	22808 MANNING ST	12/28/23	\$281,000	\$281,000	\$151,990	54.09	\$303,975	\$83,505	\$106,480	80.0	136.4	0.25	0.25	\$1,044	\$332,689	\$7.64	80.00	RAH	.24-.32	
20-23-27-328-011	22860 MANNING ST	12/29/23	\$330,000	\$330,000	\$164,770	49.93	\$329,533	\$106,947	\$106,480	80.0	135.9	0.25	0.25	\$1,337	\$427,788	\$9.82	80.00	RAH	.24-.32	
20-23-27-305-017	22826 FREDERICK AVE	01/26/24	\$300,000	\$300,000	\$149,020	49.67	\$298,033	\$101,328	\$99,361	60.0	134.0	0.19	0.19	\$1,689	\$547,719	\$12.57	60.00	RAH	.18-.23	
20-23-27-303-019	23057 HAYDEN ST	04/17/24	\$320,000	\$320,000	\$131,200	41.00	\$262,396	\$156,965	\$99,361	59.0	134.0	0.18	0.18	\$2,660	\$867,210	\$19.91	59.00	RAH	.18-.23	
20-23-27-305-006	22990 FREDERICK AVE	05/09/24	\$280,000	\$280,000	\$129,750	46.34	\$259,496	\$119,865	\$99,361	60.0	134.0	0.19	0.19	\$1,998	\$647,919	\$14.87	60.00	RAH	.18-.23	
20-23-27-304-027	22977 FREDERICK AVE	05/24/24	\$280,000	\$280,000	\$144,400	51.57	\$288,801	\$90,560	\$99,361	60.0	134.0	0.19	0.19	\$1,509	\$489,514	\$11.24	60.00	RAH	.18-.23	
20-23-27-329-016	22772 MAYFIELD AVE	10/07/24	\$342,000	\$342,000	\$162,200	47.43	\$324,409	\$124,071	\$106,480	80.0	135.0	0.25	0.25	\$1,551	\$500,286	\$11.48	80.00	RAH	.24-.32	
20-23-27-328-025	22909 MAYFIELD AVE	10/29/24	\$265,000	\$265,000	\$150,780	56.90	\$301,564	\$69,916	\$106,480	80.0	134.0	0.25	0.25	\$874	\$284,211	\$6.52	80.00	RAH	.24-.32	
20-23-27-305-007	22976 FREDERICK AVE	12/11/24	\$311,000	\$311,000	\$152,350	48.99	\$304,699	\$105,662	\$99,361	60.0	134.0	0.19	0.19	\$1,761	\$571,146	\$13.11	60.00	RAH	.18-.23	
20-23-27-328-023	22951 MAYFIELD AVE	01/03/25	\$358,000	\$358,000	\$165,640	46.27	\$331,275	\$133,205	\$106,480	80.0	134.0	0.25	0.25	\$1,665	\$541,484	\$12.43	80.00	RAH	.24-.32	
20-23-27-303-011	22918 WARNER ST	01/21/25	\$288,000	\$288,000	\$144,280	50.10	\$288,550	\$98,811	\$99,361	59.0	134.0	0.18	0.18	\$1,675	\$545,917	\$12.53	59.00	RAH	.18-.23	
20-23-27-305-030	22925 MANNING ST	02/12/25	\$390,000	\$390,000	\$182,200	46.72	\$364,399	\$132,081	\$106,480	80.0	134.0	0.25	0.25	\$1,651	\$536,915	\$12.33	80.00	RAH	.24-.32	
20-23-27-304-041	22765 FREDERICK AVE	03/11/25	\$340,000	\$340,000	\$136,210	40.06	\$272,425	\$166,936	\$99,361	76.1	134.0	0.23	0.23	\$2,193	\$713,402	\$16.38	76.12	RAH	.18-.23	
20-23-27-303-032	22821 HAYDEN ST	03/19/25	\$291,000	\$291,000	\$134,030	46.06	\$268,059	\$122,302	\$99,361	70.0	134.0	0.22	0.22	\$1,747	\$568,847	\$13.06	70.00	RAH	.18-.23	
20-23-27-329-016	22772 MAYFIELD AVE	03/21/25	\$356,000	\$356,000	\$162,200	45.56	\$324,409	\$138,071	\$106,480	80.0	135.0	0.25	0.25	\$1,726	\$556,738	\$12.78	80.00	RAH	.24-.32	
<b>Totals:</b>			<b>\$6,756,500</b>	<b>\$6,756,500</b>	<b>\$3,282,800</b>		<b>\$6,565,591</b>	<b>\$2,426,746</b>	<b>\$2,235,837</b>	<b>1,537.5</b>		<b>4.77</b>	<b>4.77</b>							
						<b>Sale. Ratio =&gt;</b>	<b>48.59</b>					<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>4.69</b>					<b>per FF=&gt;</b>	<b>\$1,578</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>509,071.95</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$11.69</b>	

Sites:	Description:	Value:
Site 'A':	.12-.17	87,741
Site 'B':	.18-.23	102,279
Site 'C':	.24-.32	107,300
Site 'D':	.33-.45	117,000
Site 'E':	.46-.57	120,294

LAND RAI TWIN VALLEY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Rate Group 1		
20-23-27-101-007	24136 TWIN VALLEY CT	11/16/23	\$320,000	\$320,000	\$167,120	52.23	\$334,242	\$89,624	\$103,866	90.0	105.0	0.26	0.26	\$996	\$348,732	\$8.01	90.00	RAI		.24-.32		
20-23-27-103-007	24157 TWIN VALLEY CT	12/01/23	\$400,000	\$400,000	\$214,670	53.67	\$429,339	\$92,725	\$122,064	80.0	187.0	0.34	0.34	\$1,159	\$270,335	\$6.21	80.00	RAI		.33-.40		
20-23-27-103-009	24141 TWIN VALLEY CT	11/18/24	\$395,000	\$395,000	\$161,470	40.88	\$322,942	\$186,311	\$114,253	80.0	176.0	0.32	0.32	\$2,329	\$576,814	\$13.24	80.00	RAI		.24-.32		
20-23-27-103-016	24057 FARMINGTON RD	12/05/24	\$535,000	\$535,000	\$286,500	53.55	\$572,993	\$93,225	\$131,218	87.3	203.8	0.41	0.41	\$1,068	\$228,493	\$5.25	87.29	RAI		.41-.64		
20-23-27-103-016	24057 FARMINGTON RD	12/06/24	\$535,000	\$535,000	\$286,500	53.55	\$572,993	\$93,225	\$131,218	87.3	203.8	0.41	0.41	\$1,068	\$228,493	\$5.25	87.29	RAI		.41-.64		
<b>Totals:</b>			<b>\$2,185,000</b>	<b>\$2,185,000</b>	<b>\$1,116,260</b>		<b>\$2,232,509</b>	<b>\$555,110</b>	<b>\$602,619</b>	<b>424.6</b>		<b>1.74</b>	<b>1.74</b>									
						<b>Sale. Ratio =&gt;</b>	<b>51.09</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>						
						<b>Std. Dev. =&gt;</b>	<b>5.56</b>			<b>per FF=&gt;</b>	<b>\$1,307</b>			<b>per Net Acre=&gt;</b>	<b>319,212.19</b>			<b>per SqFt=&gt;</b>	<b>\$7.33</b>			

Sites:	Description:	Value:
Site 'A':	.13and less	84,406
Site 'B':	.14-.17	88,270
Site 'C':	.18-.23	92,421
Site 'D':	.24-.32	108,238
Site 'E':	.33-.40	115,191
Site 'F':	.41-.64	123,831
Site 'G':	.65-.92	132,534

LAND RAJ CENTRAL DWTN

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1	
20-23-27-106-010	33209 SHIAWASSEE RD	07/10/25	\$410,000	\$410,000	\$170,030	41.47	\$340,067	\$165,757	\$95,824	50.5	129.6	0.15	0.15	\$3,282	\$1,105,047	\$25.37	50.50	RAJ .08-.20		
20-23-27-106-010	33209 SHIAWASSEE RD	07/10/25	\$410,000	\$410,000	\$170,030	41.47	\$340,067	\$165,757	\$95,824	50.5	129.6	0.15	0.15	\$3,282	\$1,105,047	\$25.37	50.50	RAJ .08-.20		
20-23-27-106-025	33212 OAKLAND AVE	11/08/23	\$319,416	\$319,416	\$140,350	43.94	\$280,692	\$134,548	\$95,824	40.0	109.0	0.10	0.10	\$3,364	\$1,345,480	\$30.89	40.00	RAJ .08-.20		
20-23-28-205-002	33915 GRAND RIVER AVE	11/22/24	\$340,000	\$340,000	\$132,380	38.94	\$264,767	\$171,057	\$95,824	50.0	145.0	0.17	0.17	\$3,421	\$1,030,464	\$23.66	50.00	RAJ .08-.20		
20-23-28-228-028	33701 SHIAWASSEE RD	06/10/24	\$417,000	\$417,000	\$220,080	52.78	\$440,151	\$79,060	\$102,211	92.6	110.0	0.23	0.23	\$854	\$337,863	\$7.76	92.60	RAJ .21-.26		
20-23-28-229-002	23930 CASS AVE	05/01/23	\$150,000	\$150,000	\$87,620	58.41	\$175,246	\$70,578	\$95,824	71.0	63.4	0.10	0.10	\$994	\$685,223	\$15.73	71.00	RAJ .08-.20		
20-23-28-231-017	23925 FARMINGTON RD	08/30/23	\$375,000	\$375,000	\$198,510	52.94	\$397,018	\$86,582	\$108,600	95.0	130.0	0.28	0.28	\$911	\$304,866	\$7.00	95.00	RAJ .27-.32		
20-23-28-276-004	33611 OAKLAND AVE	11/07/25	\$589,000	\$589,000	\$205,500	34.89	\$411,003	\$305,761	\$127,764	231.3	95.5	0.51	0.51	\$1,322	\$603,079	\$13.84	231.34	RAJ .43-.57		
<b>Totals:</b>			<b>\$3,010,416</b>	<b>\$3,010,416</b>	<b>\$1,324,500</b>		<b>\$2,649,011</b>	<b>\$1,179,100</b>	<b>\$817,695</b>	<b>680.9</b>		<b>1.69</b>	<b>1.69</b>							
						<b>Sale. Ratio =&gt;</b>	<b>44.00</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>							
						<b>Std. Dev. =&gt;</b>	<b>8.15</b>	<b>per FF=&gt;</b>			<b>\$1,732</b>	<b>per Net Acre=&gt;</b>		<b>696,044.86</b>	<b>per SqFt=&gt;</b>		<b>\$15.98</b>			

Sites:	Description:	Value:
Site 'A':	Description: '.08-.20	Value: 98,986
Site 'B':	Description: '.21-.26	Value: 105,686
Site 'C':	Description: '.27-.32	Value: 112,401
Site 'D':	Description: '.33-.42	Value: 118,783
Site 'E':	Description: '.43-.57	Value: 131,980
Site 'F':	Description: '.58-.78	Value: 141,787
Site 'G':	Description: '.79-.99	Value: 151,925
Site 'H':	Description: '1.0-1.49	Value: 165,136
Site 'I':	Description: '1.50-+++	Value: 168,439

LAND RAK HILLCREST GLENVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1	
20-23-28-226-013	33650 HILLCREST DR	06/11/24	\$317,000	\$317,000	\$148,880	46.97	\$297,751	\$124,842	\$105,593	80.0	150.9	0.28	0.28	\$1,561	\$450,693	\$10.35	80.00	.27-.32	
<b>Totals:</b>			<b>\$317,000</b>	<b>\$317,000</b>	<b>\$148,880</b>		<b>\$297,751</b>	<b>\$124,842</b>	<b>\$105,593</b>	<b>80.0</b>		<b>0.28</b>	<b>0.28</b>						
						<b>Sale. Ratio =&gt;</b>	<b>46.97</b>	<b>Average</b>				<b>Average</b>			<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>	<b>per FF=&gt;</b>		<b>\$1,561</b>	<b>per Net Acre=&gt;</b>		<b>450,693.14</b>	<b>per SqFt=&gt;</b>		<b>\$10.35</b>			

Sites:		
Site 'A':	Description: '.12-.16	Value: 93,035
Site 'B':	Description: '.17-.20	Value: 96,243
Site 'C':	Description: '.21-.26	Value: 102,661
Site 'D':	Description: '.27-.32	Value: 109,289
Site 'E':	Description: '.33-.42	Value: 115,659
Site 'F':	Description: '.43-.57	Value: 128,387
Site 'G':	Description: '.58-.78	Value: 138,003
Site 'H':	Description: '.79-.99	Value: 147,630
Site 'I':	Description: '1.00-1.49	Value: 160,562
Site 'J':	Description: '1.50-+++	Value: 163,773

LAND RAL SW DWTN

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1	
20-23-28-252-009	33705 OAKLAND AVE	05/14/24	\$332,000	\$332,000	\$152,460	45.92	\$304,924	\$122,475	\$95,399	50.0	140.0	0.16	0.16	\$2,450	\$760,714	\$17.46	50.00	.16-.20	
20-23-28-251-003	23776 GILL RD	09/24/24	\$450,000	\$450,000	\$235,790	52.40	\$471,586	\$81,990	\$103,576	40.0	300.0	0.28	0.28	\$2,048	\$297,065	\$6.82	40.04	.27-.29	
<b>Totals:</b>			<b>\$450,000</b>	<b>\$450,000</b>	<b>\$235,790</b>		<b>\$471,586</b>	<b>\$81,990</b>	<b>\$103,576</b>	<b>40.0</b>		<b>0.28</b>	<b>0.28</b>						
						<b>Sale. Ratio =&gt;</b>	<b>52.40</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$2,048</b>	<b>per Net Acre=&gt;</b>		<b>297,065.22</b>	<b>per SqFt=&gt;</b>		<b>\$6.82</b>		

Unit: 20 - City of Farmington  
 Rates/Values for Neighborhood RAL.Land Table RAL Sw DwtN, Last Edited: 01/17/2026

Sites:

Site 'A':	Description: '.11 or less	'	Value: 85,000
Site 'B':	Description: '.12-.15	'	Value: 90,500
Site 'C':	Description: '.16-.20	'	Value: 96,000
Site 'D':	Description: '.21-.26	'	Value: 101,500
Site 'E':	Description: '.27-.29	'	Value: 104,300
Site 'F':	Description: '.30-.37	'	Value: 112,500
Site 'G':	Description: '.38-.47	'	Value: 121,000
Site 'H':	Description: '.48-.57	'	Value: 127,300
Site 'I':	Description: '.58-.71	'	Value: 134,600
Site 'J':	Description: '.72-.85	'	Value: 141,500

LAND RAM EARL CT ALTA LOMA4

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1	
20-23-28-255-013	34196 SCHULTE DR	09/26/23	\$465,000	\$465,000	\$282,400	60.73	\$564,806	(715.00)	99091.00	86.06	122.00	0.24	0.24	(8.31)	(2966.80)	(0.07)	86.06	.24-.26	
20-23-28-257-002	34177 SCHULTE DR	09/13/23	\$425,000	\$425,000	\$275,130	64.74	\$550,262	(26171.00)	99091.00	84.00	125.00	0.24	0.24	(311.56)	(108593.36)	(2.49)	84.00	.24-.26	
<b>Totals:</b>			<b>\$890,000</b>	<b>\$890,000</b>	<b>\$557,530</b>		<b>\$1,115,068</b>	<b>(26886.00)</b>	<b>198182.00</b>	<b>170.06</b>		<b>0.48</b>	<b>0.48</b>						
						<b>Sale. Ratio =&gt;</b>	<b>62.64</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			
						<b>Std. Dev. =&gt;</b>	<b>2.83</b>			<b>per FF=&gt;</b>	<b>(158.10)</b>			<b>per Net Acre=&gt;</b>	<b>(55780.08)</b>			<b>per SqFt=&gt;</b>	<b>(1.28)</b>

Sites:	Description:	Value:
Site 'A':	.14-.17	92,000
Site 'B':	.18-.23	97,600
Site 'C':	.24-.26	102,000
Site 'D':	.27-.32	106,500
Site 'E':	.33-.42	114,500
Site 'F':	.43-.78	125,200

LAND RAN ALTA LOMA123 WOODCROFT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1		
20-23-28-428-043	33702 JAMES CT	06/07/23	\$350,500	\$350,500	\$216,920	61.89	\$433,837	\$10,614	\$93,951	163.5	120.2	0.45	0.45	\$65	\$23,534	\$0.54	163.46	alta .38-.55		
20-23-28-428-016	23210 CASS AVE	08/21/23	\$430,000	\$430,000	\$237,030	55.12	\$474,053	\$49,898	\$93,951	110.0	175.4	0.44	0.44	\$454	\$112,637	\$2.59	110.00	alta .38-.55		
20-23-28-428-051	33705 JAMES CT	03/13/24	\$350,000	\$350,000	\$217,010	62.00	\$434,024	\$9,927	\$93,951	151.1	138.3	0.48	0.48	\$66	\$20,681	\$0.47	151.09	alta .38-.55		
20-23-28-401-006	34060 ALTA LOMA DR	05/31/24	\$353,000	\$353,000	\$201,250	57.01	\$402,493	\$39,513	\$89,006	105.0	140.0	0.34	0.34	\$376	\$117,249	\$2.69	105.00	alta .33-.37		
20-23-28-402-006	34109 ALTA LOMA DR	07/01/24	\$355,000	\$355,000	\$205,190	57.80	\$410,378	\$31,157	\$86,535	99.9	136.1	0.31	0.31	\$312	\$99,862	\$2.29	99.87	alta .24-.32		
20-23-28-176-007	23606 LONGACRE ST	08/13/24	\$400,000	\$400,000	\$221,650	55.41	\$443,291	\$55,604	\$98,895	100.0	149.9	0.34	0.34	\$556	\$161,640	\$3.71	100.00	wood .33-.52		
20-23-28-129-017	23890 WESLEY DR	09/16/24	\$400,000	\$400,000	\$217,590	54.40	\$435,182	\$63,713	\$98,895	110.0	150.0	0.38	0.38	\$579	\$168,108	\$3.86	110.00	wood .33-.52		
20-23-28-428-035	33843 HAMLIN CT	12/11/24	\$340,000	\$340,000	\$192,530	56.63	\$385,063	\$43,943	\$89,006	135.5	110.0	0.34	0.34	\$324	\$128,488	\$2.95	135.45	alta .33-.37		
<b>Totals:</b>			<b>\$2,978,500</b>	<b>\$2,978,500</b>	<b>\$1,709,170</b>		<b>\$3,418,321</b>	<b>\$304,369</b>	<b>\$744,190</b>	<b>974.9</b>		<b>3.09</b>	<b>3.09</b>							
						<b>Sale. Ratio =&gt;</b>	<b>57.38</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>						
						<b>Std. Dev. =&gt;</b>	<b>2.93</b>	<b>per FF=&gt;</b>		<b>\$312</b>	<b>per Net Acre=&gt;</b>		<b>98,565.09</b>	<b>per SqFt=&gt;</b>		<b>\$2.26</b>				

Sites:	Description:	Value:
Site 'A':	'Alta .18-.23 '	87,822
Site 'B':	'alta .24-.32 '	90,540
Site 'C':	'alta .33-.37 '	93,275
Site 'D':	'alta .38-.55 '	98,277
Site 'E':	'alta .56-.78 '	108,523
Site 'F':	'wood .27-.32 '	98,277
Site 'G':	'wood .33-.52 '	103,505
Site 'H':	'wood .53-.71 '	108,732
Site 'I':	'wood .72-.99 '	119,187
Site 'J':	'1.00-++++ '	129,328

LAND RAO DRAKE HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Rate Group 1	
20-23-28-153-011	23650 OAKLAND ST	11/04/24	\$430,000	\$430,000	\$220,840	51.36	\$441,681	\$91,102	\$102,783	135.2	125.0	0.39	0.39	\$674	\$234,799	\$5.39	135.20	RAO		.38-.47	
<b>Totals:</b>			<b>\$430,000</b>	<b>\$430,000</b>	<b>\$220,840</b>		<b>\$441,681</b>	<b>\$91,102</b>	<b>\$102,783</b>	<b>135.2</b>		<b>0.39</b>	<b>0.39</b>								
						Sale. Ratio =>	51.36	Average				Average			Average						
						Std. Dev. =>	#DIV/0!	per FF=>		\$674			Average	per SqFt=>		\$5.39					

Sites:  
 Site 'A': Description: '.30-.37' Value: 97,889  
 Site 'B': Description: '.38-.47' Value: 102,783

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Rate Group 1	
20-23-28-152-014	35166 DRAKE HEIGHTS DR	06/18/25	\$447,500	\$447,500	\$183,750	41.06	\$367,505	\$177,884	\$97,889	106.0	141.0	0.34	0.34	\$1,678	\$518,612	\$11.91	106.00	RAO		.30-.37	
20-23-28-153-008	34961 DRAKE HEIGHTS DR	06/24/25	\$418,000	\$418,000	\$168,010	40.19	\$336,026	\$179,863	\$97,889	117.0	130.8	0.35	0.35	\$1,537	\$512,430	\$11.76	117.00	RAO		.30-.37	
20-23-28-153-011	23650 OAKLAND ST	11/04/24	\$430,000	\$430,000	\$220,840	51.36	\$441,681	\$91,102	\$102,783	135.2	125.0	0.39	0.39	\$674	\$234,799	\$5.39	135.20	RAO		.38-.47	
<b>Totals:</b>			<b>\$1,295,500</b>	<b>\$1,295,500</b>	<b>\$572,600</b>		<b>\$1,145,212</b>	<b>\$448,849</b>	<b>\$298,561</b>	<b>358.2</b>		<b>1.08</b>	<b>1.08</b>								
						Sale. Ratio =>	44.20	Average				Average			Average						
						Std. Dev. =>	6.21	per FF=>		\$1,253			Average	per SqFt=>		\$9.52					

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Parcel Number	Street Address	Sale Date
20-23-29-176-003	36515 VICARY LN	05/12/23	\$440,000	\$188,430	42.83	\$376,864	\$161,687	\$98,551	95.0	135.0	0.29	0.29	\$1,702	\$549,956	\$12.63	20-23-29-176-	36516 VICARY LN	05/12/23
20-23-29-177-023	36681 HEATHERTON DR	06/12/23	\$347,500	\$181,530	52.24	\$363,057	\$82,994	\$98,551	90.0	143.7	0.30	0.30	\$922	\$279,441	\$6.42	20-23-29-177-	36682 HEATHERTON DR	06/12/23
20-23-29-203-010	35810 SMITHFIELD RD	06/12/23	\$430,000	\$205,790	47.86	\$411,585	\$114,370	\$95,955	90.0	130.0	0.27	0.27	\$1,271	\$425,167	\$9.76	20-23-29-203-	35811 SMITHFIELD RD	06/12/23
20-23-29-152-002	36989 HEATHERTON DR	06/23/23	\$341,000	\$173,220	50.80	\$346,449	\$103,512	\$108,961	108.4	161.0	0.40	0.40	\$955	\$258,135	\$5.93	20-23-29-152-	36990 HEATHERTON DR	06/23/23
20-23-29-178-005	36629 LANSBURY LN	06/30/23	\$355,000	\$178,440	50.26	\$356,883	\$96,668	\$98,551	90.0	135.8	0.28	0.28	\$1,074	\$344,014	\$7.90	20-23-29-178-	36630 LANSBURY LN	06/30/23
20-23-29-176-011	36502 SAXONY RD	07/25/23	\$400,000	\$221,000	55.25	\$442,002	\$56,549	\$98,551	90.0	135.0	0.28	0.28	\$628	\$202,685	\$4.65	20-23-29-176-	36503 SAXONY RD	07/25/23
20-23-29-128-004	36638 BRITTANY HILL CT	08/04/23	\$350,000	\$185,890	53.11	\$371,782	\$76,769	\$98,551	120.4	98.1	0.27	0.27	\$638	\$283,280	\$6.50	20-23-29-128-	36639 BRITTANY HILL CT	08/04/23
20-23-29-252-005	23545 STONEHOUSE CT	08/04/23	\$458,000	\$233,890	51.07	\$467,770	\$96,766	\$106,536	86.0	159.0	0.31	0.31	\$1,125	\$308,172	\$7.07	20-23-29-252-	23546 STONEHOUSE CT	08/04/23
20-23-29-154-017	36633 SAXONY RD	08/21/23	\$377,000	\$179,440	47.60	\$358,879	\$116,672	\$98,551	88.5	137.4	0.28	0.28	\$1,319	\$418,179	\$9.60	20-23-29-154-	36634 SAXONY RD	08/21/23
20-23-29-252-010	23560 STONEHOUSE CT	08/25/23	\$432,000	\$241,370	55.87	\$482,747	\$55,789	\$106,536	138.7	107.8	0.34	0.34	\$402	\$162,650	\$3.73	20-23-29-252-	23561 STONEHOUSE CT	08/25/23
20-23-29-152-013	36835 HEATHERTON DR	12/14/23	\$339,786	\$179,100	52.71	\$358,205	\$80,132	\$98,551	90.0	143.7	0.30	0.30	\$890	\$269,805	\$6.19	20-23-29-152-	36836 HEATHERTON DR	12/14/23
20-23-29-153-020	36751 LANSBURY LN	03/04/24	\$460,000	\$186,640	40.57	\$373,288	\$185,263	\$98,551	90.0	136.5	0.28	0.28	\$2,058	\$656,961	\$15.08	20-23-29-153-	36752 LANSBURY LN	03/04/24
20-23-29-152-002	36989 HEATHERTON DR	07/18/24	\$397,500	\$173,220	43.58	\$346,449	\$160,012	\$108,961	108.4	161.0	0.40	0.40	\$1,476	\$399,032	\$9.16	20-23-29-152-	36989 HEATHERTON DR	07/18/24
20-23-29-177-032	36515 HEATHERTON DR	08/07/24	\$405,000	\$212,230	52.40	\$424,467	\$99,980	\$119,447	131.6	203.3	0.61	0.61	\$759	\$162,834	\$3.74	20-23-29-177-	36515 HEATHERTON DR	08/07/24
20-23-29-154-015	36669 SAXONY RD	09/19/24	\$472,000	\$212,220	44.96	\$424,430	\$146,121	\$98,551	88.5	136.8	0.28	0.28	\$1,652	\$525,615	\$12.07	20-23-29-154-	36670 SAXONY RD	09/19/24
20-23-29-226-005	24029 DRAKE RD	10/16/24	\$130,000	\$32,950	25.35	\$65,897	\$130,000	\$64,905	205.7	175.9	0.83	0.83	\$632	\$156,627	\$3.60	20-23-29-226-	24030 DRAKE RD	10/16/24
20-23-29-205-010	35881 SMITHFIELD RD	10/31/24	\$434,000	\$188,070	43.33	\$376,134	\$164,402	\$106,536	90.7	180.4	0.38	0.38	\$1,814	\$438,405	\$10.06	20-23-29-205-	35882 SMITHFIELD RD	10/31/24
20-23-29-154-004	36830 LANSBURY LN	11/13/24	\$255,000	\$167,160	65.55	\$334,325	\$27,211	\$106,536	86.3	180.8	0.36	0.36	\$315	\$76,008	\$1.74	20-23-29-154-	36831 LANSBURY LN	11/13/24
20-23-29-252-011	36057 SMITHFIELD RD	11/15/24	\$380,000	\$178,530	46.98	\$357,050	\$129,486	\$106,536	118.3	114.6	0.31	0.31	\$1,095	\$416,354	\$9.56	20-23-29-252-	36058 SMITHFIELD RD	11/15/24
20-23-29-176-002	36537 VICARY LN	11/25/24	\$407,000	\$197,250	48.46	\$394,495	\$119,041	\$106,536	90.2	155.1	0.32	0.32	\$1,320	\$370,844	\$8.51	20-23-29-176-	36538 VICARY LN	11/25/24
20-23-29-177-006	36509 SAXONY RD	12/18/24	\$382,500	\$166,470	43.52	\$332,942	\$148,109	\$98,551	90.0	135.0	0.28	0.28	\$1,646	\$530,857	\$12.19	20-23-29-177-	36510 SAXONY RD	12/18/24
20-23-29-252-017	35973 SMITHFIELD RD	12/19/24	\$377,000	\$174,980	46.41	\$349,956	\$146,491	\$119,447	199.1	105.0	0.48	0.48	\$736	\$305,190	\$7.01	20-23-29-252-	35974 SMITHFIELD RD	12/19/24
20-23-29-176-004	36491 VICARY LN	12/30/24	\$360,000	\$179,220	49.78	\$358,435	\$100,116	\$98,551	95.0	135.0	0.29	0.29	\$1,054	\$340,531	\$7.82	20-23-29-176-	36492 VICARY LN	12/30/24
20-23-29-178-003	36653 LANSBURY LN	12/30/24	\$375,000	\$189,320	50.49	\$378,634	\$94,917	\$98,551	90.0	137.4	0.28	0.28	\$1,055	\$334,215	\$7.67	20-23-29-178-	36653 LANSBURY LN	12/30/24
20-23-29-177-011	36660 LANSBURY LN	03/21/25	\$410,000	\$156,510	38.17	\$313,029	\$195,522	\$98,551	93.3	131.8	0.28	0.28	\$2,096	\$693,340	\$15.92	20-23-29-177-	36660 LANSBURY LN	03/21/25
<b>Totals:</b>			<b>\$9,515,286</b>	<b>\$4,582,870</b>		<b>\$9,165,754</b>	<b>\$2,888,579</b>	<b>\$2,538,055</b>	<b>2,663.8</b>		<b>8.71</b>	<b>8.71</b>				<b>Totals:</b>		
			<b>Sale. Ratio =&gt;</b>		<b>48.16</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>					
			<b>Std. Dev. =&gt;</b>		<b>7.38</b>		<b>per FF=&gt;</b>		<b>\$1,084</b>		<b>per Net Acre=&gt;</b>	<b>331,487.15</b>	<b>per SqFt=&gt;</b>	<b>\$7.61</b>				

Sites:	Description:	Value:
Site 'A':	.21-.26	95,955
Site 'B':	.27-.29	98,551
Site 'C':	.30-.37	106,536
Site 'D':	.38-.47	108,961
Site 'E':	.48-.64	119,447
Site 'F':	.65-.85	129,809
Site 'G':	.86-.99	137,653
Site 'H':	1.00-+++	139,769

LAND RAQ OAK MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1	
20-23-34-329-022	20963 MEADOWLARK ST	04/03/23	\$295,000	\$295,000	\$150,190	50.91	\$300,374	\$75,965	\$81,339	66.0	114.0	0.17	0.17	\$1,151	\$439,104	\$10.08	66.00	.10-.17	
20-23-34-354-016	33027 MEADOWLARK ST	04/14/23	\$297,500	\$297,500	\$135,570	45.57	\$271,148	\$116,403	\$90,051	66.0	145.0	0.22	0.22	\$1,764	\$529,105	\$12.15	66.00	.18-.26	
20-23-34-353-001	21080 BIRCHWOOD ST	04/20/23	\$325,000	\$325,000	\$160,430	49.36	\$320,864	\$94,187	\$90,051	80.0	125.0	0.23	0.23	\$1,177	\$409,509	\$9.40	80.00	.18-.26	
20-23-34-301-021	21117 LARKSPUR ST	04/28/23	\$295,000	\$295,000	\$139,500	47.29	\$279,005	\$106,046	\$90,051	69.4	121.0	0.19	0.19	\$1,528	\$549,461	\$12.61	69.42	.18-.26	
20-23-34-329-020	21015 MEADOWLARK ST	05/03/23	\$282,500	\$282,500	\$147,510	52.22	\$295,014	\$68,825	\$81,339	62.3	114.0	0.16	0.16	\$1,106	\$422,239	\$9.69	62.25	.10-.17	
20-23-34-353-020	21009 ROBINWOOD ST	06/16/23	\$310,000	\$310,000	\$157,440	50.79	\$314,888	\$85,163	\$90,051	76.0	114.0	0.20	0.20	\$1,121	\$427,955	\$9.82	76.00	.18-.26	
20-23-34-152-009	21494 CHESTNUT LN	08/12/23	\$276,000	\$276,000	\$143,430	51.97	\$286,851	\$70,488	\$81,339	66.0	118.0	0.18	0.18	\$1,068	\$393,788	\$9.04	66.00	.10-.17	
20-23-34-353-010	20940 BIRCHWOOD ST	08/31/23	\$290,000	\$290,000	\$137,850	47.53	\$275,702	\$95,637	\$81,339	66.0	114.0	0.17	0.17	\$1,449	\$552,815	\$12.69	66.00	.10-.17	
20-23-34-326-011	21252 ROBINWOOD ST	01/16/24	\$305,100	\$305,100	\$182,420	59.79	\$364,835	\$21,604	\$81,339	67.0	115.0	0.18	0.18	\$322	\$122,056	\$2.80	67.00	.10-.17	
20-23-34-303-006	21256 BIRCHWOOD ST	03/12/24	\$345,000	\$345,000	\$157,570	45.67	\$315,145	\$119,906	\$90,051	76.0	125.0	0.22	0.22	\$1,578	\$550,028	\$12.63	76.00	.18-.26	
20-23-34-302-012	21359 BIRCHWOOD ST	03/20/24	\$386,000	\$386,000	\$195,090	50.54	\$390,177	\$85,874	\$90,051	82.0	125.0	0.24	0.24	\$1,047	\$365,421	\$8.39	82.00	.18-.26	
20-23-34-301-024	33250 FLANDERS ST	05/10/24	\$285,000	\$285,000	\$121,260	42.55	\$242,513	\$132,538	\$90,051	80.0	125.0	0.23	0.23	\$1,657	\$576,252	\$13.23	80.00	.18-.26	
20-23-34-326-011	21252 ROBINWOOD ST	06/28/24	\$360,000	\$360,000	\$182,420	50.67	\$364,835	\$76,504	\$81,339	67.0	115.0	0.18	0.18	\$1,142	\$432,226	\$9.92	67.00	.10-.17	
20-23-34-304-007	33133 FLANDERS ST	07/24/24	\$325,000	\$325,000	\$153,940	47.37	\$307,873	\$98,466	\$81,339	66.0	114.0	0.17	0.17	\$1,492	\$569,168	\$13.07	66.00	.10-.17	
20-23-34-352-009	20938 LARKSPUR ST	08/06/24	\$300,000	\$300,000	\$137,640	45.88	\$275,289	\$106,050	\$81,339	66.0	114.0	0.17	0.17	\$1,607	\$613,006	\$14.07	66.00	.10-.17	
20-23-34-353-004	21044 BIRCHWOOD ST	08/16/24	\$350,000	\$350,000	\$147,800	42.23	\$295,597	\$135,742	\$81,339	66.0	114.0	0.17	0.17	\$2,057	\$784,636	\$18.01	66.00	.10-.17	
20-23-34-152-028	21439 BIRCHWOOD ST	09/05/24	\$370,000	\$370,000	\$158,600	42.86	\$317,194	\$134,145	\$81,339	66.0	118.0	0.18	0.18	\$2,033	\$749,413	\$17.20	66.00	.10-.17	
20-23-34-154-005	33129 TALL OAKS ST	09/16/24	\$321,100	\$321,100	\$145,600	45.34	\$291,202	\$111,237	\$81,339	75.3	100.0	0.17	0.17	\$1,477	\$642,988	\$14.76	75.31	.10-.17	
20-23-34-153-004	21580 BIRCHWOOD ST	09/18/24	\$335,000	\$335,000	\$155,300	46.36	\$310,595	\$105,744	\$81,339	67.6	111.1	0.17	0.17	\$1,564	\$614,791	\$14.11	67.60	.10-.17	
20-23-34-329-006	21042 LAURELWOOD ST	09/23/24	\$345,000	\$345,000	\$164,490	47.68	\$328,981	\$106,070	\$90,051	76.0	114.0	0.20	0.20	\$1,396	\$533,015	\$12.24	76.00	.18-.26	
20-23-34-151-015	33230 TALL OAKS CT	11/01/24	\$315,000	\$315,000	\$161,850	51.38	\$323,691	\$90,075	\$98,766	91.8	143.8	0.30	0.30	\$981	\$297,277	\$6.82	91.81	.27-.37	
20-23-34-329-006	21042 LAURELWOOD ST	12/16/24	\$353,280	\$353,280	\$164,490	46.56	\$328,981	\$114,350	\$90,051	76.0	114.0	0.20	0.20	\$1,505	\$574,623	\$13.19	76.00	.18-.26	
<b>Totals:</b>			<b>\$7,066,480</b>	<b>\$7,066,480</b>	<b>\$3,400,390</b>		<b>\$6,800,754</b>	<b>\$2,151,019</b>	<b>\$1,885,293</b>	<b>1,574.4</b>		<b>4.31</b>	<b>4.31</b>						
						<b>Sale. Ratio =&gt;</b>	<b>48.12</b>	<b>Average</b>				<b>Average</b>		<b>Average</b>					
						<b>Std. Dev. =&gt;</b>	<b>3.98</b>	<b>per FF=&gt;</b>				<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>					
												<b>498,960.57</b>		<b>\$11.45</b>					

<b>Sites:</b>			
Site 'A':	Description: '.10-.17	'	Value: 83,779
Site 'B':	Description: '.18-.26	'	Value: 92,753
Site 'C':	Description: '.27-.37	'	Value: 101,729
Site 'D':	Description: '.38-.50	'	Value: 113,699
Site 'E':	Description: '.51-1.25ac	'	Value: 125,665

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1
20-23-29-177-039	23315 HILLVIEW CT	12/01/23	\$370,000	\$370,000	\$190,960	51.61	\$381,920	\$80,086	\$92,006	115.0	107.2	0.28	0.28	\$697	\$282,989	\$6.50	114.98	.24-.29
20-23-29-226-053	35521 TALL PINE RD	04/03/24	\$465,000	\$465,000	\$222,840	47.92	\$445,687	\$107,138	\$87,825	80.0	120.0	0.22	0.22	\$1,339	\$486,991	\$11.18	80.00	.16-.23
<b>Totals:</b>			<b>\$835,000</b>	<b>\$835,000</b>	<b>\$413,800</b>		<b>\$827,607</b>	<b>\$187,224</b>	<b>\$179,831</b>	<b>195.0</b>		<b>0.50</b>	<b>0.50</b>					
						<b>Sale. Ratio =&gt;</b>	<b>49.56</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>					
						<b>Std. Dev. =&gt;</b>	<b>2.61</b>	<b>per FF=&gt;</b>			<b>\$960</b>	<b>per Net Acre=&gt;</b>		<b>372,214.71</b>	<b>per SqFt=&gt;</b>		<b>\$8.54</b>	

Sites:		
Site 'A':	Description: '.16-.23	Value: 88,703
Site 'B':	Description: '.24-.29	Value: 92,926
Site 'C':	Description: '.30-.42	Value: 103,489
Site 'D':	Description: '.43-.57	Value: 111,934
Site 'E':	Description: '.58-.78	Value: 120,384
Site 'F':	Description: '.79-.99	Value: 126,720
Site 'G':	Description: '1.00-1.29	Value: 133,055
Site 'H':	Description: '1.30-++++	Value: 135,167

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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	Rate Group 1
20-23-29-177-039	23315 HILLVIEW CT	12/01/23	\$370,000	\$370,000	\$190,960	51.61	\$381,920	\$80,086	\$92,006	115.0	107.2	0.28	0.28	\$697	\$282,989	\$6.50	114.98	.24-.29
20-23-29-226-053	35521 TALL PINE RD	04/03/24	\$465,000	\$465,000	\$222,840	47.92	\$445,687	\$107,138	\$87,825	80.0	120.0	0.22	0.22	\$1,339	\$486,991	\$11.18	80.00	.16-.23
20-23-29-255-012	23332 MISSION LN	07/18/25	\$531,375	\$531,375	\$254,090	47.82	\$508,173	\$125,666	\$102,464	77.9	175.8	0.32	0.32	\$1,612	\$398,940	\$9.16	77.94	.30-.42
20-23-29-226-040	35520 TALL PINE RD	09/30/25	\$550,500	\$550,500	\$199,780	36.29	\$399,550	\$238,775	\$87,825	121.7	80.0	0.22	0.22	\$1,963	\$1,070,740	\$24.58	121.65	.16-.23
20-23-29-226-070	23935 DRAKE RD	11/11/25	\$440,500	\$440,500	\$203,080	46.10	\$406,160	\$145,166	\$110,826	84.0	252.3	0.49	0.49	\$1,728	\$298,082	\$6.84	84.00	.43-.57
20-23-28-126-028	23965 WHITTAKER DR	12/10/25	\$435,000	\$435,000	\$188,400	43.31	\$376,809	\$124,793	\$66,602	94.6	139.0	0.30	0.30	\$1,319	\$413,222	\$9.49	94.64	.30-.42
<b>Totals:</b>			<b>\$2,792,375</b>	<b>\$2,792,375</b>	<b>\$1,259,150</b>		<b>\$2,518,299</b>	<b>\$821,624</b>	<b>\$547,548</b>	<b>573.2</b>		<b>1.83</b>	<b>1.83</b>					
						<b>Sale. Ratio =&gt;</b>	<b>45.09</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>					
						<b>Std. Dev. =&gt;</b>	<b>5.26</b>	<b>per FF=&gt;</b>			<b>\$1,433</b>	<b>per Net Acre=&gt;</b>		<b>448,974.86</b>	<b>per SqFt=&gt;</b>		<b>\$10.31</b>	

R16 Condo Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Land Table	Class
20-23-26-326-066	23010 HAWTHORNE ST	10/13/23	\$150,000	\$150,000	\$75,600	50.40	\$151,205	\$26,358	\$27,563	RC01 Land Table	*RC01 Camelot Condos	407
20-23-26-376-026	30795 SHIAWASSEE RD	01/12/24	\$139,500	\$139,500	\$62,530	44.82	\$125,059	\$39,449	\$25,008	RC02 Land Table	*RC02 Versailles Pl Con	407
20-23-26-376-028	30795 SHIAWASSEE RD	02/01/24	\$137,500	\$137,500	\$65,840	47.88	\$131,684	\$30,824	\$25,008	RC02 Land Table	*RC02 Versailles Pl Con	407
20-23-26-376-033	30795 SHIAWASSEE RD	04/22/24	\$150,000	\$150,000	\$71,870	47.91	\$143,741	\$31,267	\$25,008	RC02 Land Table	*RC02 Versailles Pl Con	407
20-23-27-177-038	32718 GRAND RIVER AVE	02/06/25	\$135,000	\$135,000	\$57,600	42.67	\$115,190	\$44,826	\$25,016	RC10 Land Table	*RC10 River Glen Condos	407
20-23-27-177-030	32718 GRAND RIVER AVE	08/01/23	\$110,000	\$110,000	\$49,550	45.05	\$99,102	\$35,914	\$25,016	RC10 Land Table	*RC10 River Glen Condos	407
20-23-27-177-084	32718 GRAND RIVER AVE	03/31/25	\$109,900	\$109,900	\$50,740	46.17	\$101,485	\$33,431	\$25,016	RC10 Land Table	*RC10 River Glen Condos	407
20-23-27-177-082	32718 GRAND RIVER AVE	01/26/24	\$116,000	\$116,000	\$58,560	50.48	\$117,124	\$23,892	\$25,016	RC10 Land Table	*RC10 River Glen Condos	407
20-23-27-177-086	32718 GRAND RIVER AVE	02/10/25	\$110,000	\$110,000	\$56,490	51.35	\$112,971	\$22,045	\$25,016	RC10 Land Table	*RC10 River Glen Condos	407
20-23-27-177-059	32718 GRAND RIVER AVE	01/17/25	\$110,000	\$110,000	\$57,860	52.60	\$115,719	\$19,297	\$25,016	RC10 Land Table	*RC10 River Glen Condos	407
20-23-27-177-075	32718 GRAND RIVER AVE	12/20/24	\$99,900	\$99,900	\$57,600	57.66	\$115,190	\$9,726	\$25,016	RC10 Land Table	*RC10 River Glen Condos	407
20-23-27-306-015	33135 ORCHARD ST	03/15/24	\$210,000	\$210,000	\$83,820	39.91	\$167,648	\$87,364	\$45,012	RC12 Land Table	*RC12 Charlestowne Crt	407
20-23-27-306-018	33125 ORCHARD ST	04/01/24	\$200,000	\$200,000	\$83,980	41.99	\$167,961	\$77,051	\$45,012	RC12 Land Table	*RC12 Charlestowne Crt	407
20-23-27-351-038	33234 KINGSLANE CT	04/05/24	\$122,000	\$122,000	\$53,830	44.12	\$107,654	\$28,861	\$14,515	RC13 Land Table	*RC13 Kingslane Crt Con	407
20-23-27-351-034	33234 KINGSLANE CT	10/09/24	\$122,000	\$122,000	\$54,140	44.38	\$108,287	\$28,228	\$14,515	RC13 Land Table	*RC13 Kingslane Crt Con	407
20-23-27-351-032	33234 KINGSLANE CT	04/12/24	\$115,000	\$115,000	\$52,680	45.81	\$105,367	\$24,148	\$14,515	RC13 Land Table	*RC13 Kingslane Crt Con	407
20-23-27-351-037	33234 KINGSLANE CT	03/15/24	\$110,000	\$110,000	\$54,120	49.20	\$108,248	\$16,267	\$14,515	RC13 Land Table	*RC13 Kingslane Crt Con	407
20-23-27-351-033	33234 KINGSLANE CT	09/15/23	\$110,000	\$110,000	\$57,300	52.09	\$114,595	\$9,920	\$14,515	RC13 Land Table	*RC13 Kingslane Crt Con	407
20-23-27-403-064	32010 GRAND RIVER AVE	06/21/24	\$139,000	\$139,000	\$58,370	41.99	\$116,736	\$48,267	\$26,003	RC14 Land Table	*RC14 Valley View Condo	407
20-23-27-403-100	32080 GRAND RIVER AVE	04/22/24	\$155,000	\$155,000	\$65,500	42.26	\$131,005	\$49,998	\$26,003	RC14 Land Table	*RC14 Valley View Condo	407
20-23-27-403-128	32100 GRAND RIVER AVE	06/05/24	\$172,000	\$172,000	\$78,390	45.58	\$156,783	\$41,220	\$26,003	RC14 Land Table	*RC14 Valley View Condo	407
20-23-27-403-128	32100 GRAND RIVER AVE	08/08/24	\$172,000	\$172,000	\$78,390	45.58	\$156,783	\$41,220	\$26,003	RC14 Land Table	*RC14 Valley View Condo	407
20-23-27-403-113	32070 GRAND RIVER AVE	07/07/23	\$139,000	\$139,000	\$65,100	46.83	\$130,194	\$34,809	\$26,003	RC14 Land Table	*RC14 Valley View Condo	407
20-23-27-453-002	31831 GRAND RIVER AVE	01/17/24	\$90,550	\$90,550	\$40,320	44.53	\$80,631	\$35,637	\$25,718	RC16 Land Table	*RC16 Brookdale Condos	407
20-23-27-453-047	31831 GRAND RIVER AVE	06/08/23	\$95,000	\$95,000	\$42,420	44.65	\$84,833	\$35,885	\$25,718	RC16 Land Table	*RC16 Brookdale Condos	407
20-23-27-453-103	31831 GRAND RIVER AVE	03/07/25	\$87,500	\$87,500	\$39,930	45.63	\$79,853	\$33,365	\$25,718	RC16 Land Table	*RC16 Brookdale Condos	407
20-23-27-453-002	31831 GRAND RIVER AVE	11/25/24	\$77,000	\$77,000	\$40,320	52.36	\$80,631	\$22,087	\$25,718	RC16 Land Table	*RC16 Brookdale Condos	407
20-23-27-453-015	31831 GRAND RIVER AVE	09/30/24	\$69,900	\$69,900	\$37,950	54.29	\$75,908	\$19,710	\$25,718	RC16 Land Table	*RC16 Brookdale Condos	407
20-23-27-453-022	31831 GRAND RIVER AVE	02/12/25	\$67,000	\$67,000	\$37,950	56.64	\$75,908	\$16,810	\$25,718	RC16 Land Table	*RC16 Brookdale Condos	407
20-23-27-453-039	31831 GRAND RIVER AVE	01/08/25	\$65,000	\$65,000	\$37,950	58.38	\$75,908	\$14,810	\$25,718	RC16 Land Table	*RC16 Brookdale Condos	407
20-23-28-179-021	23296 LONGACRE CT	05/02/24	\$445,000	\$445,000	\$186,080	41.82	\$372,163	\$117,387	\$44,550	RC20 Land Table	*RC20 Longacre Condos	407
20-23-28-179-018	23340 LONGACRE CT	05/31/23	\$355,500	\$355,500	\$180,450	50.76	\$360,893	\$39,157	\$44,550	RC20 Land Table	*RC20 Longacre Condos	407
20-23-28-428-111	23193 FARMINGTON RD	01/31/25	\$250,000	\$250,000	\$117,590	47.04	\$235,172	\$69,829	\$55,001	RC23 Land Table	*RC23 Wynset Condos	407
20-23-28-428-125	23165 FARMINGTON RD	08/08/24	\$215,000	\$215,000	\$120,560	56.07	\$241,121	\$28,880	\$55,001	RC23 Land Table	*RC23 Wynset Condos	407
20-23-28-428-117	23181 FARMINGTON RD	09/03/24	\$235,000	\$235,000	\$135,770	57.77	\$271,537	\$18,464	\$55,001	RC23 Land Table	*RC23 Wynset Condos	407
20-23-28-429-015	23075 FARMINGTON RD	07/09/24	\$367,000	\$367,000	\$145,230	39.57	\$290,454	\$127,538	\$50,992	RC24 Land Table	*RC24 Pinewood Condos	407
20-23-28-429-039	23013 FARMINGTON RD	11/26/24	\$313,000	\$313,000	\$141,670	45.26	\$283,349	\$80,643	\$50,992	RC24 Land Table	*RC24 Pinewood Condos	407
20-23-28-429-009	23087 FARMINGTON RD	09/20/23	\$302,660	\$302,660	\$141,590	46.78	\$283,189	\$70,463	\$50,992	RC24 Land Table	*RC24 Pinewood Condos	407
20-23-28-429-028	23049 FARMINGTON RD	11/15/24	\$300,000	\$300,000	\$141,580	47.19	\$283,160	\$67,832	\$50,992	RC24 Land Table	*RC24 Pinewood Condos	407
20-23-28-429-019	23067 FARMINGTON RD	12/27/23	\$280,000	\$280,000	\$152,460	54.45	\$304,918	\$26,074	\$50,992	RC24 Land Table	*RC24 Pinewood Condos	407
20-23-28-429-011	23083 FARMINGTON RD	01/31/25	\$260,000	\$260,000	\$154,440	59.40	\$308,877	\$2,115	\$50,992	RC24 Land Table	*RC24 Pinewood Condos	407
20-23-29-276-068	35630 HERITAGE LN	12/15/23	\$298,000	\$298,000	\$129,630	43.50	\$259,263	\$100,231	\$61,494	RC31 Land Table	*RC31 Heritage Vill Con	407
20-23-29-276-067	35626 HERITAGE LN	04/19/24	\$260,000	\$260,000	\$113,730	43.74	\$227,462	\$94,032	\$61,494	RC31 Land Table	*RC31 Heritage Vill Con	407
20-23-29-276-021	35451 HERITAGE LN	02/14/25	\$301,000	\$301,000	\$136,290	45.28	\$272,571	\$89,923	\$61,494	RC31 Land Table	*RC31 Heritage Vill Con	407
20-23-29-276-008	35471 HERITAGE LN	10/31/23	\$275,000	\$275,000	\$135,760	49.37	\$271,521	\$64,973	\$61,494	RC31 Land Table	*RC31 Heritage Vill Con	407
20-23-29-276-019	35459 HERITAGE LN	09/15/23	\$275,000	\$275,000	\$142,790	51.92	\$285,583	\$50,911	\$61,494	RC31 Land Table	*RC31 Heritage Vill Con	407

20-23-29-276-029	35559 HERITAGE LN	10/27/23	\$217,500	\$217,500	\$120,960	55.61	\$241,922	\$37,072	\$61,494	RC31 Land Table *RC31 Heritage Vill Con	407
20-23-29-276-062	35608 HERITAGE LN	03/21/25	\$205,000	\$205,000	\$118,870	57.99	\$237,736	\$28,758	\$61,494	RC31 Land Table *RC31 Heritage Vill Con	407
20-23-29-276-083	35556 LARK HARBOR CT	11/26/24	\$295,000	\$295,000	\$139,830	47.40	\$279,656	\$55,977	\$40,633	RC32 Land Table *RC32 Greenbrier Estate	407
20-23-29-276-080	35562 LARK HARBOR CT	02/16/24	\$320,000	\$320,000	\$154,240	48.20	\$308,476	\$52,157	\$40,633	RC32 Land Table *RC32 Greenbrier Estate	407
<b>Totals:</b>			<b>\$9,455,410</b>	<b>\$9,455,410</b>	<b>\$4,536,220</b>		<b>\$9,072,426</b>	<b>\$2,205,102</b>	<b>\$1,822,118</b>		
						<b>Sale. Ratio =&gt;</b>	<b>47.97</b>			<b>Average</b>	
						<b>Std. Dev. =&gt;</b>	<b>5.28</b>			<b>per FF=&gt;</b>	

<b>Sites:</b>			
Site 'A':	Description: 'Site A	'	Value: 26,200
Site 'B':	Description: 'Site 2	'	Value: 17,300
Site 'C':	Description: 'Site 3	'	Value: 34,000
Site 'D':	Description: 'Site 4	'	Value: 45,000
Site 'E':	Description: 'Site 5	'	Value: 55,500
Site 'F':	Description: 'Site 6	'	Value: 63,000

COMMERCIAL LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Class
20-23-28-477-005	22145 FARMINGTON RD	08/02/23	\$1,200,000	\$1,200,000	\$693,210	57.77	\$1,386,424	\$71,162	\$257,586	152.0	149.3	0.52	0.52	\$468	\$136,587	\$3.14	152.00	CAS		201
20-23-28-477-005	22145 FARMINGTON RD	08/02/23	\$1,200,000	\$1,200,000	\$693,210	57.77	\$1,386,424	\$71,162	\$257,586	152.0	149.3	0.52	0.52	\$468	\$136,587	\$3.14	152.00	CAS		201
20-23-27-330-058	32411 GRAND RIVER AVE	02/14/25	\$800,000	\$800,000	\$387,320	48.42	\$774,635	\$389,078	\$363,713	250.0	192.2	1.10	1.10	\$1,556	\$352,745	\$8.10	250.00	CAS		201
20-23-27-476-007	31775 GRAND RIVER AVE	01/12/24	\$400,000	\$400,000	\$171,040	42.76	\$342,075	\$400,000	\$342,075	0.0	0.0	1.39	1.39	#DIV/0!	\$288,809	\$6.63	0.00	CLV		202
20-23-28-280-013	23333 FARMINGTON RD	05/26/23	\$600,000	\$600,000	\$237,520	39.59	\$475,047	\$273,144	\$148,191	72.5	216.0	0.36	0.36	\$3,768	\$758,733	\$17.42	72.50	COF		201
20-23-27-403-141	31806 GRAND RIVER AVE	08/31/23	\$225,000	\$225,000	\$150,710	66.98	\$301,425	\$111,532	\$187,957	0.0	0.0	0.57	0.57	#DIV/0!	\$195,670	\$4.49	0.00	COF		201
20-23-27-329-046	32663 GRAND RIVER AVE	12/08/23	\$650,000	\$650,000	\$232,500	35.77	\$465,009	\$294,468	\$109,477	119.2	121.3	0.33	0.33	\$2,471	\$886,952	\$20.36	119.16	COF		201
20-23-27-352-003	33300 W 9 MILE RD	05/29/24	\$1,935,000	\$1,935,000	\$663,230	34.28	\$1,326,450	\$883,935	\$275,385	0.0	0.0	0.56	0.56	#DIV/0!	\$1,586,957	\$36.43	0.00	COF		201
20-23-27-155-008	33245 GRAND RIVER AVE	05/24/23	\$300,000	\$300,000	\$97,750	32.58	\$195,494	\$168,790	\$64,284	20.3	167.0	0.08	0.08	\$8,335	\$2,163,974	\$49.68	20.25	CRL		201
20-23-34-355-003	20740 FARMINGTON RD	08/23/23	\$555,000	\$555,000	\$231,030	41.63	\$462,067	\$218,897	\$125,964	112.0	148.5	0.38	0.38	\$1,954	\$573,029	\$13.15	112.00	CRL		201
20-23-27-155-008	33245 GRAND RIVER AVE	10/07/24	\$300,000	\$300,000	\$97,750	32.58	\$195,494	\$168,790	\$64,284	20.3	167.0	0.08	0.08	\$8,335	\$2,163,974	\$49.68	20.25	CRL		201
20-23-27-404-007	32330 GRAND RIVER AVE	11/21/24	\$190,000	\$190,000	\$98,040	51.60	\$196,075	\$107,950	\$114,025	86.3	140.0	0.28	0.28	\$1,251	\$389,711	\$8.95	86.32	CRL		201
20-23-27-154-009	33100 GRAND RIVER AVE	06/21/24	\$250,000	\$250,000	\$98,860	39.54	\$197,726	\$132,344	\$80,070	47.0	100.0	0.11	0.11	\$2,816	\$1,225,407	\$28.13	47.00	OCV		201
20-23-28-280-002	33515 STATE ST	03/20/25	\$475,000	\$475,000	\$193,290	40.69	\$386,571	\$227,357	\$138,928	76.6	160.0	0.28	0.28	\$2,970	\$809,100	\$18.57	76.56	OCV		201
<b>Totals:</b>			<b>\$9,080,000</b>	<b>\$9,080,000</b>	<b>\$4,045,460</b>		<b>\$8,090,916</b>	<b>\$3,518,609</b>	<b>\$2,529,525</b>	<b>1,108.0</b>		<b>6.55</b>	<b>6.55</b>							
						<b>Sale. Ratio =&gt;</b>	<b>44.55</b>			<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>10.61</b>			<b>per FF=&gt;</b>	<b>\$3,176</b>	<b>per Net Acre=&gt;</b>	<b>536,946.28</b>	<b>per SqFt=&gt;</b>	<b>\$12.33</b>					

Rates for Rate Table 'COMM', (SqFt)

Rate \$5.94 : 6.07  
 Rate \$7.93 : 8.10  
 Rate \$9.90 : 10.12  
 Rate \$11.88 : 12.14  
 Rate \$13.87 : 14.18  
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 Rate \$520.78 : 533.48  
 Rate \$522.76 : 535.52  
 Rate \$524.74 : 537.56  
 Rate \$526.72 : 539.60  
 Rate \$528.70 : 541.64  
 Rate \$530.68 : 543.68  
 Rate \$532.66 : 545.72  
 Rate \$534.64 : 547.76  
 Rate \$536.62 : 549.80  
 Rate \$538.60 : 551.84  
 Rate \$540.58 : 553.88  
 Rate \$542.56 : 555.92  
 Rate \$544.54 : 557.96  
 Rate \$546.52 : 560.00  
 Rate \$548.50 : 562.04  
 Rate \$550.48 : 564.08  
 Rate \$552.46 : 566.12  
 Rate \$554.44 : 568.16  
 Rate \$556.42 : 570.24  
 Rate \$558.40 : 572.32  
 Rate \$560.38 : 574.40  
 Rate \$562.36 : 576.48  
 Rate \$564.34 : 578.56  
 Rate \$566.32 : 580.64  
 Rate \$568.30 : 582.72  
 Rate \$570.28 : 584.80  
 Rate \$572.26 : 586.88  
 Rate \$574.24 : 588.96  
 Rate \$576.22 : 591.04  
 Rate \$578.20 : 593.12  
 Rate \$580.18 : 595.20  
 Rate \$582.16 : 597.28  
 Rate \$584.14 : 599.36  
 Rate \$586.12 : 601.44  
 Rate \$588.10 : 603.52  
 Rate \$590.08 : 605.60  
 Rate \$592.06 : 607.68  
 Rate \$594.04 : 609.76  
 Rate \$596.02 : 611.84  
 Rate \$598.00 : 613.92  
 Rate \$600.00 : 616.00  
 Rate \$601.98 : 618.08  
 Rate \$603.96 : 620.16  
 Rate \$605.94 : 622.24  
 Rate \$607.92 : 624.32  
 Rate \$609.90 : 626.40  
 Rate \$611.88 : 628.48  
 Rate \$613.86 : 630.64  
 Rate \$615.84 : 632.80  
 Rate \$617.82 : 634.96  
 Rate \$619.80 : 637.12  
 Rate \$621.78 : 639.28  
 Rate \$623.76 : 641.44  
 Rate \$625.74 : 643.60  
 Rate \$627.72 : 645.76  
 Rate \$629.70 : 647.92  
 Rate \$631.68 : 650.08  
 Rate \$633.66 : 652.24  
 Rate \$635.64 : 654.40  
 Rate \$637.62 : 656.56  
 Rate \$639.60 : 658.72  
 Rate \$641.58 : 660.88  
 Rate \$643.56 : 663.04  
 Rate \$645.54 : 665.20  
 Rate \$647.52 : 667.36  
 Rate \$649.50 : 669.52  
 Rate \$651.48 : 671.68  
 Rate \$653.46 : 673.84  
 Rate \$655.44 : 676.00  
 Rate \$657.42 : 678.16  
 Rate \$659.40 : 680.32  
 Rate \$661.38 : 682.48  
 Rate \$663.36 : 684.64  
 Rate \$665.34 : 686.80  
 Rate \$667.32 : 689.04  
 Rate \$669.30 : 691.28  
 Rate \$671.28 : 693.52  
 Rate \$673.26 : 695.76  
 Rate \$675.24 : 697.92  
 Rate \$677.22 : 700.08  
 Rate \$679.20 : 702.24  
 Rate \$681.18 : 704.40  
 Rate \$683.16 : 706.56  
 Rate \$685.14 : 708.72  
 Rate \$687.12 : 710.88  
 Rate \$689.10 : 713.04  
 Rate \$691.08 : 715.20  
 Rate \$693.06 : 717.36  
 Rate \$695.04 : 719.52  
 Rate \$697.02 : 721.68  
 Rate \$699.00 : 723.84  
 Rate \$700.98 : 726.00  
 Rate \$702.96 : 728.16  
 Rate \$704.94 : 730.32  
 Rate \$706.92 : 732.48  
 Rate \$708.90 : 734.64  
 Rate \$710.88 : 736.80  
 Rate \$712.86 : 739.04  
 Rate \$714.84 : 741.20  
 Rate \$716.82 : 743.36  
 Rate \$718.80 : 745.60  
 Rate \$720.78 : 747.84  
 Rate \$722.76 : 750.00  
 Rate \$724.74 : 752.16  
 Rate \$726.72 : 754.32  
 Rate \$728.70 : 756.48  
 Rate \$730.68 : 758.64  
 Rate \$732.66 : 760.80  
 Rate \$734.64 : 762.96  
 Rate \$736.62 : 765.12  
 Rate \$738.60 : 767.28  
 Rate \$740.58 : 769.44  
 Rate \$742.56 : 771.60  
 Rate \$744.54 : 773.76  
 Rate \$746.52 : 775.92  
 Rate \$748.50 : 778.08  
 Rate \$750.48 : 780.24  
 Rate \$752.46 : 782.40  
 Rate \$754.44 : 784.56  
 Rate \$756.42 : 786.72  
 Rate \$758.40 : 788.88  
 Rate \$760.38 : 791.04  
 Rate \$762.36 : 793.20  
 Rate \$764.34 : 795.36  
 Rate \$766.32 : 797.52  
 Rate \$768.30 : 799.68  
 Rate \$770.28 : 801.84  
 Rate \$772.26 : 804.00  
 Rate \$774.24 : 806.16  
 Rate \$776.22 : 808.32  
 Rate \$778.20 : 810.48  
 Rate \$780.18 : 812.64  
 Rate \$782.16 : 814.80  
 Rate \$784.14 : 816.96  
 Rate \$786.12 : 819.12  
 Rate \$788.10 : 821.28  
 Rate \$790.08 : 823.44  
 Rate \$792.06 : 825.60  
 Rate \$794.04 : 827.76  
 Rate \$796.02 : 829.92  
 Rate \$798.00 : 832.08  
 Rate \$800.00 : 834.24  
 Rate

INDUSTRIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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
20-23-34-355-012	32800 W 8 MILE RD	03/15/24	\$750,000	\$750,000	\$320,220	42.70	\$640,440	\$302,242	\$192,682	100.0	262.0	0.60	0.60	\$3,022	\$502,899	\$11.54	100.00	IND
20-23-34-355-019	32700 W 8 MILE RD	01/24/24	\$955,000	\$955,000	\$457,890	47.95	\$915,783	\$221,138	\$181,921	70.0	262.0	0.42	0.42	\$3,159	\$525,268	\$12.06	70.00	IND
20-23-34-376-018	20774 CHESLEY DR	07/16/24	\$950,000	\$950,000	\$271,310	28.56	\$542,619	\$586,681	\$179,300	105.0	252.4	0.61	0.61	\$5,587	\$964,936	\$22.15	105.00	IND
20-23-34-376-021	32458 W 8 MILE RD	07/26/24	\$1,185,634	\$1,185,634	\$391,380	33.01	\$782,756	\$614,322	\$211,444	125.0	250.0	0.72	0.72	\$4,915	\$856,795	\$19.67	125.00	IND
<b>Totals:</b>			<b>\$3,840,634</b>	<b>\$3,840,634</b>	<b>\$1,440,800</b>		<b>\$2,881,598</b>	<b>\$1,724,383</b>	<b>\$765,347</b>	<b>400.0</b>		<b>2.35</b>	<b>2.35</b>					
						<b>Sale. Ratio =&gt;</b>	<b>37.51</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>8.85</b>	<b>per FF=&gt;</b>			<b>\$4,311</b>	<b>per Net Acre=&gt;</b>			<b>734,717.94</b>	<b>per SqFt=&gt;</b>		
															<b>\$16.87</b>			

```

Sites:
Site 'A':   Description: 'UTIL SMALL FLAT'   Value: 21,143
Site 'B':   Description: 'UTIL ACREAGE'     Value: 158,646

Rates for Rate Table 'INDUSTRIAL', (SqFt)
3.16       : 3.26
3.39       : 3.49
4.80       : 4.95
5.26       : 5.42
6.77       : 6.99
7.36       : 7.59
7.93       : 8.18
9.45       : 9.75
9.92       : 10.23
11.56      : 11.93
2.85       : 2.94
    
```