

**2024 OSHTEMO TOWNSHIP**  
**VACNAT LAND ANALYSIS (ALL CLASSES OF PROPERTY)**  
**ARMS-LENGTH SALES 4/1/2021 THROUGH 3/31/2023**

**4010 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-01-385-100	3280 COTSWOLD	05/17/22	\$55,000	WD	19-MULTI PARCE	\$55,000	\$30,600	55.64	\$61,000	\$55,000	\$61,000	263.2	366.6	1.52	0.52	\$209	\$36,256	\$0.83	263.16	4010	2022-017852	05-01-385-110	4010 NUMBER 1 402	D-\$30,500	
05-01-385-130	3283 COTSWOLD	08/17/22	\$24,500	WD	03-ARM'S LENGT	\$24,500	\$15,300	62.45	\$30,500	\$24,500	\$30,500	121.1	189.9	0.53	0.53	\$202	\$46,402	\$1.07	121.07	4010	2022-028898		4010 NUMBER 1 402	D-\$30,500	
<b>Totals:</b>						<b>\$79,500</b>	<b>\$45,900</b>		<b>\$91,500</b>	<b>\$79,500</b>	<b>\$91,500</b>	<b>384.2</b>		<b>2.05</b>	<b>1.05</b>										
<b>No LV Adjustment Needed</b>					<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt; -13.11%</b>	<b>Std. Dev. =&gt; 4.82</b>	<b>57.74</b>	<b>Average per FF=&gt;</b>	<b>\$207</b>	<b>Average per Net Acre=&gt;</b>	<b>38,875.31</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.89</b>											

**4012 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-13-352-150	503 CLUB VIEW	03/16/21	\$29,000	WD	03-ARM'S LENGT	\$29,000	\$20,600	71.03	\$41,250	\$29,000	\$41,250	110.0	132.0	0.33	0.33	\$264	\$87,087	\$2.00	110.00	4012	2021-012678		4014 RATES FRO 402	A-PLATS FF	
05-14-480-030	6137 HORIZON HEIGHTS	10/08/20	\$50,000	WD	03-ARM'S LENGT	\$50,000	\$24,000	48.00	\$48,028	\$50,000	\$48,028	128.1	358.1	1.05	1.05	\$390	\$47,483	\$1.09	128.08	4012	2020-036851		4014 RATES FRO 402	A-PLATS FF	
<b>Totals:</b>						<b>\$79,000</b>	<b>\$44,600</b>		<b>\$89,278</b>	<b>\$79,000</b>	<b>\$89,278</b>	<b>238.1</b>		<b>1.39</b>	<b>1.39</b>										
<b>Sales 4/1/2020 thru 3/31/23</b>					<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt; -11.51%</b>	<b>Std. Dev. =&gt; 16.29</b>	<b>56.46</b>	<b>Average per FF=&gt;</b>	<b>\$332</b>	<b>Average per Net Acre=&gt;</b>	<b>56,998.56</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.31</b>											
<b>No LV Adjustment Needed</b>																									

**4014 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-23-285-012	W KL	03/17/22	\$520,000	CD	03-ARM'S LENGT	\$520,000	\$112,600	21.65	\$225,150	\$520,000	\$225,150	1,001.0	0.0	45.03	45.03	\$520	\$11,548	\$0.27	1,000.95	4014	2022-010464		4014 RATES FRO 402	A-PLATS FF	
05-26-235-033	6200 PHEASANT	02/16/23	\$45,000	WD	03-ARM'S LENGT	\$45,000	\$15,300	34.00	\$30,500	\$45,000	\$30,500	90.0	171.9	0.36	0.36	\$500	\$126,761	\$2.91	90.00	4014	2023-005652		4014 RATES FRO 402	D-\$30,500	
05-26-305-011	2543 S 8TH	01/25/23	\$250,013	WD	03-ARM'S LENGT	\$250,013	\$62,300	24.92	\$124,510	\$250,013	\$124,510	675.2	1318.7	20.44	20.44	\$370	\$12,232	\$0.28	675.19	4014	2023-002588		4014 RATES FRO 402	A-PLATS FF	
<b>Totals:</b>						<b>\$815,013</b>	<b>\$190,200</b>		<b>\$380,160</b>	<b>\$815,013</b>	<b>\$380,160</b>	<b>1,766.1</b>		<b>65.83</b>	<b>65.83</b>										
<b>LV Needs Adjustment</b>					<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt; 114.39%</b>	<b>Std. Dev. =&gt; 6.40</b>	<b>23.34</b>	<b>Average per FF=&gt;</b>	<b>\$461</b>	<b>Average per Net Acre=&gt;</b>	<b>12,381.51</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.28</b>											

**4016 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-25-120-010	5637 CODDINGTON	07/29/20	\$34,500	WD	03-ARM'S LENGT	\$34,500	\$20,700	60.00	\$41,398	\$34,500	\$41,398	110.4	132.1	0.34	0.34	\$313	\$102,985	\$2.36	110.40	4016	2020-026893		4016 NEW OCT 2 401	A-PLATS FF	
05-25-120-020	5661 CODDINGTON	07/28/20	\$35,000	WD	03-ARM'S LENGT	\$35,000	\$18,900	54.00	\$37,710	\$35,000	\$37,710	100.6	130.4	0.30	0.30	\$348	\$116,279	\$2.67	100.56	4016	2020-025205		4016 NEW OCT 2 401	A-PLATS FF	
<b>Totals:</b>						<b>\$69,500</b>	<b>\$39,600</b>		<b>\$79,108</b>	<b>\$69,500</b>	<b>\$79,108</b>	<b>211.0</b>		<b>0.64</b>	<b>0.64</b>										
<b>Used sales 4/1/2020 through 3/31/23 due to no sales for 2023 time period</b>					<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt; -12.15%</b>	<b>Std. Dev. =&gt; 4.24</b>	<b>56.98</b>	<b>Average per FF=&gt;</b>	<b>\$329</b>	<b>Average per Net Acre=&gt;</b>	<b>109,276.73</b>	<b>Average per SqFt=&gt;</b>	<b>\$2.51</b>											
<b>No LV Adjustment needed</b>																									

**4020 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-03-451-041	3897 OLD SAVANNAH	08/25/22	\$22,000	WD	03-ARM'S LENGT	\$22,000	\$11,600	52.73	\$23,100	\$22,000	\$23,100	82.6	133.1	0.25	0.25	\$266	\$87,302	\$2.00	82.58	4020	2022-028903		4020 NUMBER 2 402	D-\$20,000 SITE	
05-17-205-015	N 3RD	08/10/21	\$325,000	WD	19-MULTI PARCE	\$325,000	\$123,900	38.12	\$253,744	\$325,000	\$253,744	711.0	5347.5	38.49	28.39	\$457	\$8,444	\$0.19	711.00	4020	2021-032605	05-17-205-018	4020 NUMBER 2 402	A-FOREST GLENN	
05-17-280-050	W MAIN	04/28/21	\$112,000	WD	19-MULTI PARCE	\$112,000	\$81,800	73.04	\$163,416	\$112,000	\$163,416	484.0	3660.0	13.56	4.16	\$231	\$8,260	\$0.19	484.00	4020	2021-019415	05-17-280-060, 0	4020 NUMBER 2 402	A-FOREST GLENN	
<b>Totals:</b>						<b>\$459,000</b>	<b>\$217,300</b>		<b>\$440,260</b>	<b>\$459,000</b>	<b>\$440,260</b>	<b>1,277.6</b>		<b>52.30</b>	<b>32.80</b>										
<b>No LV Adjustment needed</b>					<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt; 4.26%</b>	<b>Std. Dev. =&gt; 17.53</b>	<b>47.34</b>	<b>Average per FF=&gt;</b>	<b>\$359</b>	<b>Average per Net Acre=&gt;</b>	<b>8,775.96</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.20</b>											

**4050 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-01-482-020	3259 NORTHFIELD	04/08/22	\$60,000	WD	03-ARM'S LENGT	\$60,000	\$16,300	27.17	\$32,500	\$60,000	\$32,500	113.6	197.9	0.52	0.52	\$528	\$116,279	\$2.67	113.58	4050	2022-014899		CONDOMINIUM: 402	A-\$32,500 SITE	
05-01-482-024	3406 NORTHFIELD	06/22/22	\$55,000	WD	03-ARM'S LENGT	\$55,000	\$16,300	29.64	\$32,500	\$55,000	\$32,500	115.0	193.5	0.51	0.51	\$478	\$107,632	\$2.47	115.01	4050	2022-022931		CONDOMINIUM: 401	A-\$32,500 SITE	
05-01-482-030	3590 NORTHFIELD	05/23/22	\$55,000	WD	03-ARM'S LENGT	\$55,000	\$16,300	29.64	\$32,500	\$55,000	\$32,500	115.5	190.8	0.51	0.51	\$476	\$108,696	\$2.50	115.54	4050	2022-020477		CONDOMINIUM: 402	A-\$32,500 SITE	
05-01-482-041	3564 WESTHAVEN	05/17/22	\$32,000	WD	03-ARM'S LENGT	\$32,000	\$16,300	50.94	\$32,500	\$32,000	\$32,500	115.0	175.0	0.46	0.46	\$278	\$69,264	\$1.59	115.01	4050	2022-019593		CONDOMINIUM: 401	A-\$32,500 SITE	
05-11-225-410	6392 NIGHTINGALE	10/03/22	\$45,000	WD	03-ARM'S LENGT	\$45,000	\$20,600	45.78	\$41,250	\$45,000	\$41,250	110.0	184.9	0.47	0.47	\$409	\$96,360	\$2.21	110.00	4050	2022-035066		4050 LAND TABL 402	A-PLATS FF	
05-16-160-040	884 DOOLITTLE	05/21/21	\$35,000	WD	03-ARM'S LENGT	\$35,000	\$17,800	50.86	\$42,678	\$35,000	\$42,678	142.3	195.1	0.64	0.64	\$246	\$54,945	\$1.26	142.26	4050	2021-023415		4050 LAND TABL 401	G-WTRN WOODS	
05-16-160-060	851 DOOLITTLE	06/01/21	\$35,900	WD	03-ARM'S LENGT	\$35,900	\$18,200	50.70	\$45,041	\$35,900	\$43,736	145.8	257.2	0.86	0.86	\$246	\$41,696	\$0.96	145.79	4050	2021-023969		4050 LAND TABL 401	G-WTRN WOODS	
05-16-160-130	8845 WESTERN WOODS	05/21/21	\$35,000	WD	03-ARM'S LENGT	\$35,000	\$17,700	50.57	\$43,898	\$35,000	\$42,546	141.8	205.9	0.67	0.67	\$247	\$52,239	\$1.20	141.82	4050	2021-023414		4050 LAND TABL 401	G-WTRN WOODS	
05-16-160-150	8888 WESTERN WOODS	05/19/21	\$35,000	WD	03-ARM'S LENGT	\$35,000	\$17,100	48.86	\$41,079	\$35,000	\$41,079	136.9	194.6	0.61	0.61	\$256	\$57,190	\$1.31	136.93	4050	2021-022962		4050 LAND TABL 401	G-WTRN WOODS	
05-16-160-160	8876 WESTERN WOODS	08/13/21	\$35,000	WD	03-ARM'S LENGT	\$35,000	\$14,600	41.71	\$35,040	\$35,000	\$35,040	116.8	191.1	0.51	0.51	\$300	\$68,359	\$1.57	116.80	4050	2021-033228		4050 LAND TABL 401	G-WTRN WOODS	
<b>Totals:</b>						<b>\$422,900</b>	<b>\$171,200</b>		<b>\$378,897</b>	<b>\$422,900</b>	<b>\$376,329</b>	<b>1,252.7</b>		<b>5.75</b>	<b>5.75</b>										
<b>LV Needs to be Adjusted</b>					<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt; 12.38%</b>	<b>Std. Dev. =&gt; 9.95</b>	<b>40.48</b>	<b>Average per FF=&gt;</b>	<b>\$338</b>	<b>Average per Net Acre=&gt;</b>	<b>73,496.70</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.69</b>											

**4050 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-01-482-020	3259 NORTHFIELD	04/08/22	\$60,000	WD	03-ARM'S LENGT	\$60,000	\$16,300	27.17	\$32,500	\$60,000	\$32,500	113.6	197.9	0.52	0.52	\$528	\$116,279	\$2.67	113.58	4050	2022-014899		4046 LAND TABL 402	J-\$55,000 SITE	
05-01-482-024	3406 NORTHFIELD	06/22/22	\$55,000	WD	03-ARM'S LENGT	\$55,000	\$16,300	29.64	\$32,500	\$55,000	\$32,500	115.0	193.5	0.51	0.51	\$478	\$107,632	\$2.47	115.01	4050	2022-022931</				

**2024 OSHTEMO TOWNSHIP  
VACNAT LAND ANALYSIS (ALL CLASSES OF PROPERTY)  
ARMS-LENGTH SALES 4/1/2021 THROUGH 3/31/2023**

05-34-380-040	W N	05/11/22	\$67,000	WD	19-MULTI PARCE	\$67,000	\$26,000	38.81	\$52,000	\$67,000	\$52,000	200.0	0.0	2.00	1.00	\$335	\$33,500	\$0.77	200.00	4060	2022-019005	05-34-380-050	4060 NUMBER 6 402	A-PLATS FF
<b>Totals:</b>			<b>\$588,000</b>			<b>\$588,000</b>	<b>\$233,300</b>		<b>\$501,583</b>	<b>\$588,000</b>	<b>\$498,826</b>	<b>1,159.4</b>		<b>45.02</b>	<b>43.73</b>									

<b>No LV Adjustment Needed</b>		<b>17.88%</b>	<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt;</b>	<b>39.68</b>	<b>Average per FF=&gt;</b>	<b>\$507</b>	<b>Average per Net Acre=&gt;</b>	<b>13,061.44</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.30</b>
		<b>Std. Dev. =&gt;</b>	<b>13.23</b>								

**4090 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-18-305-040	10791 W MAIN	04/14/21	\$44,000	WD	03-ARM'S LENGT	\$44,000	\$28,000	63.64	\$46,550	\$44,000	\$46,550	157.1	1109.0	4.00	4.00	\$280	\$11,000	\$0.25	157.10	4090	2021-018289	4090 NUMBER 9 402	MAPLE HILL ESTA		
05-31-160-001	10963 MYSTIC HEIGHTS	11/04/21	\$70,000	WD	03-ARM'S LENGT	\$70,000	\$32,500	46.43	\$65,000	\$70,000	\$65,000	160.1	191.2	0.70	0.70	\$437	\$99,573	\$2.29	160.12	4090	2021-046019	4090 NUMBER 9 401	C-M HGTS SML1		
05-31-160-006	10877 MYSTIC HEIGHTS	04/22/21	\$70,000	WD	03-ARM'S LENGT	\$70,000	\$35,000	50.00	\$70,000	\$70,000	\$70,000	115.0	239.9	0.63	0.63	\$609	\$110,585	\$2.54	115.02	4090	2021-018242	4090 NUMBER 9 401	B-M HGTS MED		
05-31-160-010	10805 MYSTIC HEIGHTS	06/07/21	\$80,000	WD	03-ARM'S LENGT	\$80,000	\$40,000	50.00	\$80,000	\$80,000	\$80,000	100.5	461.6	1.07	1.07	\$796	\$75,117	\$1.72	100.46	4090	2021-028550	4090 NUMBER 9 401	A-MYS HGTS SITE		
05-31-160-011	10789 MYSTIC HEIGHTS	12/01/21	\$75,000	WD	03-ARM'S LENGT	\$75,000	\$40,000	53.33	\$80,000	\$75,000	\$80,000	129.4	314.0	0.93	0.93	\$580	\$80,472	\$1.85	129.35	4090	2021-050017	4090 NUMBER 9 402	A-MYS HGTS SITE		
05-31-160-014	10723 MYSTIC HEIGHTS	10/20/22	\$65,000	WD	03-ARM'S LENGT	\$65,000	\$40,000	61.54	\$80,000	\$65,000	\$80,000	176.2	227.7	0.92	0.92	\$369	\$70,575	\$1.62	176.15	4090	2022-033966	4090 NUMBER 9 402	A-MYS HGTS SITE		
05-31-160-015	10711 MYSTIC HEIGHTS	05/13/21	\$80,000	WD	03-ARM'S LENGT	\$80,000	\$40,000	50.00	\$80,000	\$80,000	\$80,000	148.6	272.8	0.93	0.93	\$538	\$85,929	\$1.97	148.60	4090	2021-022754	4090 NUMBER 9 402	A-MYS HGTS SITE		
05-31-160-017	10677 MYSTIC HEIGHTS	02/04/22	\$85,000	WD	03-ARM'S LENGT	\$85,000	\$40,000	47.06	\$80,000	\$85,000	\$80,000	101.1	430.8	1.00	1.00	\$841	\$85,000	\$1.95	101.10	4090	2022-007178	4090 NUMBER 9 401	A-MYS HGTS SITE		
05-31-160-020	10599 MYSTIC HEIGHTS	08/30/22	\$65,000	WD	03-ARM'S LENGT	\$65,000	\$40,000	61.54	\$80,000	\$65,000	\$80,000	122.8	224.9	0.63	0.63	\$529	\$102,524	\$2.35	122.78	4090	2022-028292	4090 NUMBER 9 402	A-MYS HGTS SITE		
05-31-160-021	3775 NIA	12/13/22	\$65,000	WD	03-ARM'S LENGT	\$65,000	\$32,500	50.00	\$65,000	\$65,000	\$65,000	120.0	240.0	0.66	0.66	\$542	\$98,336	\$2.26	120.00	4090	2022-038221	4090 NUMBER 9 402	C-M HGTS SML1		
05-31-160-025	10768 MYSTIC HEIGHTS	05/06/22	\$75,000	WD	03-ARM'S LENGT	\$75,000	\$40,000	53.33	\$80,000	\$75,000	\$80,000	263.4	123.6	0.75	0.75	\$285	\$100,267	\$2.30	263.42	4090	2022-019566	4090 NUMBER 9 401	A-MYS HGTS SITE		
05-31-160-027	10850 MYSTIC HEIGHTS	06/30/22	\$68,000	WD	03-ARM'S LENGT	\$68,000	\$32,500	47.79	\$65,000	\$68,000	\$65,000	164.2	177.8	0.67	0.67	\$414	\$101,493	\$2.33	164.16	4090	2022-024037	4090 NUMBER 9 401	C-M HGTS SML1		
05-31-160-027	10850 MYSTIC HEIGHTS	06/21/21	\$60,000	MLC	03-ARM'S LENGT	\$60,000	\$32,500	54.17	\$65,000	\$60,000	\$65,000	164.2	177.8	0.67	0.67	\$365	\$89,552	\$2.06	164.16	4090	2021-025766	4090 NUMBER 9 401	C-M HGTS SML1		
05-31-160-031	3776 NIA	04/02/21	\$65,000	WD	03-ARM'S LENGT	\$65,000	\$32,500	50.00	\$65,000	\$65,000	\$65,000	120.0	239.1	0.66	0.66	\$542	\$98,634	\$2.26	120.01	4090	21-014493/22-020129	4090 NUMBER 9 401	C-M HGTS SML1		
05-31-160-034	10894 MYSTIC HEIGHTS	02/04/22	\$75,000	WD	03-ARM'S LENGT	\$75,000	\$32,500	43.33	\$65,000	\$75,000	\$65,000	155.6	230.9	0.83	0.83	\$482	\$90,909	\$2.09	155.60	4090	2022-007189	4090 NUMBER 9 401	C-M HGTS SML1		
<b>Totals:</b>			<b>\$1,042,000</b>			<b>\$1,042,000</b>	<b>\$538,000</b>		<b>\$1,066,550</b>	<b>\$1,042,000</b>	<b>\$1,066,550</b>	<b>2,198.0</b>		<b>15.05</b>	<b>15.05</b>										

<b>No LV Adj Needed</b>		<b>-2.30%</b>	<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt;</b>	<b>51.63</b>	<b>Average per FF=&gt;</b>	<b>\$474</b>	<b>Average per Net Acre=&gt;</b>	<b>69,226.68</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.59</b>
		<b>Std. Dev. =&gt;</b>	<b>5.94</b>								

**4100 ECF AREA**

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	ther Parcels in Sa	Land Table	Class	Rate Group 1
05-30-210-110	2109 TOSCANA	10/07/21	\$95,000	WD	19-MULTI PARCE	\$95,000	\$58,400	61.47	\$116,732	\$95,000	\$116,732	389.1	673.0	3.49	0.75	\$244	\$27,213	\$0.62	389.11	4100	2021-043329	05-30-210-129	4100 NUMBER 1I 402	TUSCANA PONDV	
05-30-210-129	10393 MIRABELLA	07/18/22	\$85,000	WD	03-ARM'S LENGT	\$85,000	\$36,200	42.59	\$72,332	\$85,000	\$72,332	241.1	452.0	2.74	2.50	\$353	\$31,022	\$0.71	241.11	4100	2022-025301	4100 NUMBER 1I 402	TUSCANA PONDV		
05-30-210-130	2112 TOSCANA	11/17/21	\$70,000	WD	03-ARM'S LENGT	\$70,000	\$25,100	35.86	\$50,157	\$70,000	\$50,157	167.2	196.5	0.75	0.75	\$419	\$92,838	\$2.13	167.19	4100	2021-047402	4100 NUMBER 1I 401	TUSCANA PONDV		
05-30-210-220	1732 TOSCANA	04/14/21	\$48,000	WD	03-ARM'S LENGT	\$48,000	\$21,900	45.63	\$43,770	\$48,000	\$43,770	145.9	216.3	0.72	0.72	\$329	\$66,298	\$1.52	145.90	4100	2021-019427	4100 NUMBER 1I 401	TUSCANA PONDV		
05-30-215-020	1745 SIENNA	04/14/21	\$48,000	WD	03-ARM'S LENGT	\$48,000	\$30,000	62.50	\$55,000	\$48,000	\$55,000	96.9	269.7	0.60	0.60	\$495	\$80,000	\$1.84	96.90	4100	2021-018312	4100 NUMBER 1I 401	E-\$55,000 SITE		
05-30-215-030	1753 SIENNA	04/14/21	\$48,000	WD	03-ARM'S LENGT	\$48,000	\$30,000	62.50	\$55,000	\$48,000	\$55,000	120.0	217.8	0.60	0.60	\$400	\$80,000	\$1.84	120.00	4100	2021-018309	4100 NUMBER 1I 401	E-\$55,000 SITE		
05-30-215-060	1843 SIENNA	03/15/22	\$35,000	WD	03-ARM'S LENGT	\$35,000	\$30,000	85.71	\$55,000	\$35,000	\$55,000	117.0	208.5	0.56	0.56	\$299	\$62,500	\$1.43	117.00	4100	2022-011360	4100 NUMBER 1I 402	E-\$55,000 SITE		
05-30-215-070	1881 SIENNA	05/14/21	\$65,000	WD	03-ARM'S LENGT	\$65,000	\$30,000	46.15	\$55,000	\$65,000	\$55,000	148.7	331.1	1.13	1.13	\$437	\$57,522	\$1.32	148.66	4100	2021-021940	4100 NUMBER 1I 401	E-\$55,000 SITE		
05-30-215-100	2249 SIENNA	06/15/22	\$60,000	WD	03-ARM'S LENGT	\$60,000	\$27,500	45.83	\$55,000	\$60,000	\$55,000	160.0	215.1	0.79	0.79	\$375	\$75,949	\$1.74	160.00	4100	2022-025302	4100 NUMBER 1I 402	E-\$55,000 SITE		
05-30-215-100	2249 SIENNA	03/15/22	\$80,000	WD	19-MULTI PARCE	\$80,000	\$60,000	75.00	\$110,000	\$80,000	\$110,000	365.0	429.7	1.80	0.79	\$219	\$44,444	\$1.02	365.00	4100	2022-014374	05-30-215-130	4100 NUMBER 1I 402	E-\$55,000 SITE	
05-30-215-150	10298 MIRABELLA	02/15/22	\$60,000	WD	03-ARM'S LENGT	\$60,000	\$30,000	50.00	\$55,000	\$60,000	\$55,000	147.1	198.4	0.67	0.67	\$408	\$89,552	\$2.06	147.08	4100	2022-010923	4100 NUMBER 1I 402	E-\$55,000 SITE		
05-30-215-160	2034 SIENNA	04/14/21	\$48,000	WD	03-ARM'S LENGT	\$48,000	\$30,000	62.50	\$55,000	\$48,000	\$55,000	140.0	214.7	0.69	0.69	\$343	\$69,565	\$1.60	140.00	4100	2021-018306	4100 NUMBER 1I 401	E-\$55,000 SITE		
05-30-215-170	1998 SIENNA	04/14/21	\$48,000	WD	03-ARM'S LENGT	\$48,000	\$30,000	62.50	\$57,224	\$48,000	\$55,000	140.0	214.7	0.69	0.69	\$343	\$69,565	\$1.60	140.00	4100	21-018295/21-033446	4100 NUMBER 1I 401	E-\$55,000 SITE		
05-30-215-190	1864 SIENNA	04/14/21	\$48,000	WD	03-ARM'S LENGT	\$48,000	\$30,000	62.50	\$55,000	\$48,000	\$55,000	140.0	214.7	0.69	0.69	\$343	\$69,565	\$1.60	140.00	4100	2021-018322	4100 NUMBER 1I 401	E-\$55,000 SITE		
<b>Totals:</b>			<b>\$838,000</b>			<b>\$838,000</b>	<b>\$469,100</b>		<b>\$890,215</b>	<b>\$838,000</b>	<b>\$887,991</b>	<b>2,517.9</b>		<b>15.93</b>	<b>11.94</b>										

<b>NO LV Adj Needed</b>		<b>-5.63%</b>	<b>K= Land Residual/L = Est Land Value</b>	<b>Sale. Ratio =&gt;</b>	<b>55.98</b>	<b>Average per FF=&gt;</b>	<b>\$333</b>	<b>Average per Net Acre=&gt;</b>	<b>52,608.45</b>	<b>Average per SqFt=&gt;</b>	<b>\$1.21</b>
		<b>Std. Dev. =&gt;</b>	<b>13.57</b>								

**13050 ECF AREA**

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	ther Parcels in Sa	Land Table	Class
05-13-125-075	1541 N VILLAGE	08/19/21	\$46,150	WD	03-ARM'S LENGT	\$46,150	\$13,300	28.82	\$40,000	\$46,150	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13050	2021-034724		CONDOMINIUM: 407	
05-13-125-076	1543 N VILLAGE	08/19/21	\$41,150	WD	03-ARM'S LENGT	\$41,150	\$13,300	32.32	\$40,000	\$41,150	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13050	2021-034720		CONDOMINIUM: 407	
05-13-125-077	1545 N VILLAGE	08/19/21	\$41,150	WD	03-ARM'S LENGT	\$41,150	\$13,300	32.32	\$40,000	\$41,150	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13050	202-034722		CONDOMINIUM: 407	
05-13-125-078	1547 N VILLAGE	08/19/21	\$46,650	WD	03-ARM'S LENGT	\$46,650	\$13,300	28.51	\$40,000	\$46,650	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13050	2021-034726		CONDOMINIUM: 407	
05-13-125-080	1546 N VILLAGE	12/28/21	\$39,150	WD	03-ARM'S LENGT	\$39,150	\$13,300	33.97	\$40,000	\$39,150	\$40,000	0.0	0.0</											

