

2024 LAND RESIDUAL STUDY AND ALLOCATION (LAND VALUES)

Land Table	ECF Area	Parcel Number	Other Parcels in		Class	Instr.	Street Address	Sale Date	Adj. Sale \$	22% SP	20% SP	18% SP	Cur. Asmnt. (2024)	Cur. Appraisal (TCV)	Land Residual	Est. Land Value
			Sale													
MAPLE HILLS OCCP 627	R0120	50-22-01-101-032	407	PTA	31208	COLUMBIA	03/29/23	\$280,002	\$61,600	\$56,000	\$50,400	\$125,170	\$250,341	\$74,661	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-033	407	PTA	31216	COLUMBIA	03/21/23	\$288,000	\$63,360	\$57,600	\$51,840	\$136,810	\$273,624	\$59,376	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-040	407	PTA	31032	EAGLE	07/28/22	\$330,000	\$72,600	\$66,000	\$59,400	\$156,060	\$312,128	\$62,872	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-076	407	PTA	41384	CLINTON	10/29/21	\$279,900	\$61,578	\$55,980	\$50,382	\$132,340	\$264,672	\$60,228	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-077	407	PTA	41385	CLINTON	05/11/22	\$320,000	\$70,400	\$64,000	\$57,600	\$138,350	\$276,709	\$88,291	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-087	407	PTA	41554	CORNELL	01/13/22	\$290,000	\$63,800	\$58,000	\$52,200	\$136,080	\$272,161	\$62,839	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-094	407	WD	41498	CORNELL	02/10/23	\$295,000	\$64,900	\$59,000	\$53,100	\$140,290	\$280,584	\$59,416	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-108	407	PTA	41450	CORNELL	10/14/21	\$306,000	\$67,320	\$61,200	\$55,080	\$155,370	\$310,749	\$40,251	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-119	407	PTA	41354	CORNELL	05/03/22	\$345,000	\$75,900	\$69,000	\$62,100	\$142,390	\$284,778	\$105,222	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-121	407	PTA	41338	CORNELL	06/24/22	\$360,000	\$79,200	\$72,000	\$64,800	\$147,110	\$294,218	\$110,782	\$45,000	
MAPLE HILLS OCCP 627	R0120	50-22-01-101-122	407	WD	41330	CORNELL	01/20/23	\$309,250	\$68,035	\$61,850	\$55,665	\$149,660	\$299,314	\$54,936	\$45,000	
<b>USE \$55,000</b>							<b>AVERAGE</b>	<b>\$309,377</b>	<b>\$68,063</b>	<b>\$61,875</b>	<b>\$55,688</b>	<b>\$141,785</b>	<b>\$283,571</b>	<b>\$70,807</b>	<b>\$45,000</b>	
<b>22.22% INCREASE</b>							<b>MEDIAN</b>	<b>\$306,000</b>	<b>\$67,320</b>	<b>\$61,200</b>	<b>\$55,080</b>	<b>\$140,290</b>	<b>\$280,584</b>	<b>\$62,839</b>	<b>\$45,000</b>	
															14.7%	
HAVRHILL FARMS OCCP 912	R0121	50-22-01-102-010	407	PTA	40651	KINGSLEY	07/29/22	\$480,000	\$105,600	\$96,000	\$86,400	\$224,690	\$449,376	\$107,538	\$76,914	
HAVRHILL FARMS OCCP 912	R0121	50-22-01-126-011	407	PTA	31214	KINGSLEY	03/30/23	\$496,000	\$109,120	\$99,200	\$89,280	\$224,850	\$449,707	\$127,298	\$81,005	
HAVRHILL FARMS OCCP 912	R0121	50-22-01-127-002	407	PTA	31240	KINGSWOOD	09/09/22	\$490,000	\$107,800	\$98,000	\$88,200	\$239,090	\$478,175	\$81,601	\$69,776	
HAVRHILL FARMS OCCP 912	R0121	50-22-01-129-005	407	PTA	40939	KINGSLEY	07/29/21	\$490,000	\$107,800	\$98,000	\$88,200	\$265,550	\$531,095	\$36,853	\$77,948	
HAVRHILL FARMS OCCP 912	R0121	50-22-01-129-007	407	PTA	40875	KINGSLEY	12/15/21	\$467,000	\$102,740	\$93,400	\$84,060	\$216,680	\$433,356	\$105,526	\$71,882	
<b>use \$870 FF/ 15.2% increase</b>							<b>AVERAGE</b>	<b>\$484,600</b>	<b>\$106,612</b>	<b>\$96,920</b>	<b>\$87,228</b>	<b>\$234,172</b>	<b>\$468,342</b>	<b>\$91,763</b>	<b>\$75,505</b>	
							<b>MEDIAN</b>	<b>\$490,000</b>	<b>\$107,800</b>	<b>\$98,000</b>	<b>\$88,200</b>	<b>\$224,850</b>	<b>\$449,707</b>	<b>\$105,526</b>	<b>\$76,914</b>	
															15.7%	
LENNOX PARK #1693	R0122	50-22-01-326-152	407	PTA	30221	VIEWCREST	06/30/21	\$370,000	\$81,400	\$74,000	\$66,600	\$192,150	\$384,302	\$51,698	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-170	407	WD	40541	LENOX PARK	08/30/21	\$405,000	\$89,100	\$81,000	\$72,900	\$201,720	\$403,443	\$67,557	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-227	407	PTA	40847	LENOX PARK	02/28/22	\$405,000	\$89,100	\$81,000	\$72,900	\$200,800	\$401,591	\$69,409	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-191	407	PTA	40538	LENOX PARK	07/28/21	\$400,000	\$88,000	\$80,000	\$72,000	\$197,410	\$394,811	\$71,189	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-147	407	WD	30228	VIEWCREST	12/06/22	\$404,000	\$88,880	\$80,800	\$72,720	\$196,330	\$392,659	\$77,341	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-093	407	PTA	40518	LENOX PARK	10/15/21	\$405,000	\$89,100	\$81,000	\$72,900	\$195,540	\$391,073	\$79,927	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-176	407	PTA	40611	LENOX PARK	07/20/22	\$388,000	\$85,360	\$77,600	\$69,840	\$182,440	\$364,884	\$89,116	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-012	407	PTA	40787	LENOX PARK	10/31/22	\$427,000	\$93,940	\$85,400	\$76,860	\$201,640	\$403,274	\$89,726	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-072	407	PTA	30182	VIEWCREST	06/30/22	\$370,000	\$81,400	\$74,000	\$66,600	\$172,470	\$344,938	\$91,062	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-030	407	WD	40792	LENOX PARK	08/24/22	\$413,000	\$90,860	\$82,600	\$74,340	\$193,090	\$386,178	\$92,822	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-027	407	PTA	40778	LENOX PARK	05/31/22	\$390,000	\$85,800	\$78,000	\$70,200	\$178,360	\$356,713	\$99,287	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-149	407	WD	30218	VIEWCREST	12/30/22	\$420,000	\$92,400	\$84,000	\$75,600	\$190,070	\$380,130	\$105,870	\$66,000	
LENNOX PARK #1693	R0122	50-22-01-326-138	407	PTA	30217	VIEWCREST	06/06/22	\$430,000	\$94,600	\$86,000	\$77,400	\$189,080	\$378,168	\$117,832	\$66,000	
<b>USE \$75,000</b>							<b>AVERAGE</b>	<b>\$402,077</b>	<b>\$88,457</b>	<b>\$80,415</b>	<b>\$72,374</b>	<b>\$191,623</b>	<b>\$383,243</b>	<b>\$84,834</b>	<b>\$66,000</b>	
<b>13.64% INCREASE</b>							<b>MEDIAN</b>	<b>\$405,000</b>	<b>\$89,100</b>	<b>\$81,000</b>	<b>\$72,900</b>	<b>\$193,090</b>	<b>\$386,178</b>	<b>\$89,116</b>	<b>\$66,000</b>	
SEC 1 ACREAGE	R0150	7 PARCELS					NO SALES									
<b>USE \$95,000 BUILDING SITE / ACRE</b>																
residual - \$31,600																
low & wet \$3,000																
22-01-100-002 vacant sale 10/14/22 \$625,000-5 acres, \$125,000/acre																
SEC 2 E SIDE - OFFLAKE	R0240	50-22-02-126-006	401	PTA	1129	EAST LAKE	04/26/21	\$750,000	\$165,000	\$150,000	\$135,000	\$337,010	\$674,015	\$320,312	\$244,327	
SEC 2 E SIDE - OFFLAKE	R0240	50-22-02-127-021	50-22-02-1	401	PTA	1193	EAST LAKE	09/07/21	\$975,000	\$214,500	\$195,000	\$175,500	\$605,690	\$1,211,369	\$85,486	\$321,855

SEC 2 E SIDE - OFFLAKE	R0240	50-22-02-328-020	50-22-02-3	401 PTA	1367 EAST LAKE	09/15/22	\$925,000	\$203,500	\$185,000	\$166,500	\$293,430	\$588,982	\$468,943	\$132,925
SEC 2 E SIDE - OFFLAKE	R0240	50-22-02-329-011	50-22-02-3	401 PTA	1501 EAST LAKE	11/02/21	\$200,000	\$44,000	\$40,000	\$36,000	\$116,870	\$233,741	\$114,491	\$148,232
SEC 2 E SIDE - OFFLAKE	R0240	50-22-02-329-012	50-22-02-3	401 PTA	1503 EAST LAKE	11/02/21	\$375,000	\$82,500	\$75,000	\$67,500	\$127,580	\$255,160	\$268,072	\$148,232
SEC 2 E SIDE - OFFLAKE	R0240	50-22-02-356-003	50-22-02-3	401 PTA	1815 EAST LAKE	08/16/22	\$550,001	\$121,000	\$110,000	\$99,000	\$174,960	\$349,908	\$440,653	\$240,560
offlake FF \$2,200						AVERAGE	\$629,167	\$138,417	\$125,833	\$113,250	\$275,923	\$552,196	\$282,993	\$206,022
Lake pad FF \$2,900						MEDIAN	\$650,001	\$143,000	\$130,000	\$117,000	\$234,195	\$469,445	\$294,192	\$194,396
res FF \$1050														29.9%

<b>SEC 2 LAKEFRONT</b>	R0230													
SEC 2 LAKEFRONT	R0230	50-22-02-151-040		408 PTA	1328 EAST LAKE	07/28/22	\$400,000	\$88,000	\$80,000	\$72,000	\$150,600	\$301,209	\$199,476	\$100,685
lake pad FF \$2,900														
lake FF (building site) \$4,900														

<b>SEC 2 ACREAGE</b>	R0250				NO SALES									
Building Site	80,000	8.84% increase												
Residual	26,700													
Land & Wet	3,000													
Land Sale-Demo - 10/2019 - \$125,000 for 2.15 ac.														

<b>East Lake Residential</b>	R0202	50-22-02-176-016		401 WD	1291 EAST LAKE	09/24/21	\$236,500	\$52,030	\$47,300	\$42,570	\$104,190	\$208,375	\$67,753	\$39,628
res-lake access USE \$990/FF														
res-no access USE \$890/FF														

MAPLE POINTE OCCP 709	R0222	50-22-02-202-001		407 PTA	41689 JUNIPER	08/29/22	\$277,000	\$60,940	\$55,400	\$49,860	\$133,190	\$266,370	\$51,630	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-002		407 PTA	41691 JUNIPER	04/07/22	\$231,000	\$50,820	\$46,200	\$41,580	\$103,340	\$206,689	\$65,311	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-010		407 WD	41677 JUNIPER	07/28/22	\$255,000	\$56,100	\$51,000	\$45,900	\$114,770	\$229,531	\$66,469	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-016		407 PTA	41657 BLAIR	05/20/21	\$230,000	\$50,600	\$46,000	\$41,400	\$109,680	\$219,352	\$51,648	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-029		407 PTA	41619 BLAIR	09/27/21	\$220,000	\$48,400	\$44,000	\$39,600	\$100,340	\$200,676	\$60,324	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-054		407 PTA	41772 INDEPENDENCE	06/08/22	\$240,000	\$52,800	\$48,000	\$43,200	\$104,360	\$208,716	\$72,284	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-065		407 PTA	41814 INDEPENDENCE	06/25/21	\$230,000	\$50,600	\$46,000	\$41,400	\$116,090	\$232,183	\$38,817	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-071		407 PTA	30674 VINE	10/18/21	\$240,000	\$52,800	\$48,000	\$43,200	\$108,140	\$216,279	\$64,721	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-089		407 PTA	41757 INDEPENDENCE	06/15/21	\$245,000	\$53,900	\$49,000	\$44,100	\$117,750	\$235,496	\$50,504	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-091		407 PTA	41761 INDEPENDENCE	07/12/21	\$270,000	\$59,400	\$54,000	\$48,600	\$121,090	\$242,177	\$68,823	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-093		407 PTA	41765 INDEPENDENCE	11/23/22	\$210,000	\$46,200	\$42,000	\$37,800	\$110,430	\$220,868	\$30,132	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-108		407 PTA	41867 CANTEBURY	04/18/22	\$236,000	\$51,920	\$47,200	\$42,480	\$119,860	\$239,720	\$37,280	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-113		407 PTA	41883 CANTEBURY	02/28/22	\$286,000	\$62,920	\$57,200	\$51,480	\$128,880	\$257,768	\$69,232	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-118		407 PTA	41897 CANTEBURY	11/16/21	\$300,000	\$66,000	\$60,000	\$54,000	\$140,350	\$280,707	\$60,293	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-130		407 WD	41860 CANTEBURY	09/20/21	\$229,000	\$50,380	\$45,800	\$41,220	\$117,970	\$235,931	\$34,069	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-130		407 PTA	41860 CANTEBURY	07/15/22	\$263,000	\$57,860	\$52,600	\$47,340	\$117,970	\$235,931	\$68,069	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-141		407 PTA	30891 JASPER	09/30/21	\$229,900	\$50,578	\$45,980	\$41,382	\$124,270	\$248,547	\$22,353	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-160		407 WD	30910 JASPER	05/21/21	\$235,000	\$51,700	\$47,000	\$42,300	\$117,500	\$234,999	\$41,001	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-160		407 PTA	30910 JASPER	04/25/22	\$267,500	\$58,850	\$53,500	\$48,150	\$117,500	\$234,999	\$73,501	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-161		407 PTA	30908 JASPER	04/22/22	\$315,000	\$69,300	\$63,000	\$56,700	\$142,350	\$284,698	\$71,302	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-163		407 PTA	41913 CANTEBURY	05/05/21	\$235,000	\$51,700	\$47,000	\$42,300	\$124,460	\$248,916	\$27,084	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-164		407 PTA	41915 CANTEBURY	11/01/21	\$235,000	\$51,700	\$47,000	\$42,300	\$130,330	\$260,664	\$15,336	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-168		407 PTA	41767 WEBSTER	09/14/21	\$275,000	\$60,500	\$55,000	\$49,500	\$124,920	\$249,834	\$66,166	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-187		407 PTA	30800 CENTENNIAL	04/04/22	\$285,000	\$62,700	\$57,000	\$51,300	\$132,430	\$264,860	\$61,140	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-189		407 PTA	41693 MAGNOLIA	11/30/22	\$285,000	\$62,700	\$57,000	\$51,300	\$118,950	\$237,904	\$88,096	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-204		407 PTA	30852 CENTENNIAL	11/15/21	\$267,000	\$58,740	\$53,400	\$48,060	\$129,350	\$258,694	\$49,306	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-204		407 PTA	30852 CENTENNIAL	09/02/22	\$280,000	\$61,600	\$56,000	\$50,400	\$129,350	\$258,694	\$62,306	\$41,000
MAPLE POINTE OCCP 709	R0222	50-22-02-202-208		407 PTA	41780 WEBSTER	01/13/23	\$235,000	\$51,700	\$47,000	\$42,300	\$129,160	\$258,312	\$17,688	\$41,000



WOODS OF NOVI	R0201	50-22-02-383-003	401 PTA	29752 ENGLISH	07/29/21	\$462,000	\$101,640	\$92,400	\$83,160	\$229,460	\$458,911	\$71,883	\$68,794
WOODS OF NOVI	R0201	50-22-02-383-004	401 PTA	29740 ENGLISH	10/08/21	\$385,000	\$84,700	\$77,000	\$69,300	\$201,020	\$402,033	\$51,761	\$68,794
<b>USE \$845/FF / 7% INCREASE</b>					AVERAGE	\$435,643	\$95,841	\$87,129	\$78,416	\$217,939	\$435,875	\$71,159	\$71,391
					MEDIAN	\$435,000	\$95,700	\$87,000	\$78,300	\$210,950	\$421,907	\$71,883	\$68,794
													15.8%

**MORGAN CREEK ESTATES OCCP 1370** R0224  
**NO SALES**

**USE \$80,000 BASE**

LAKEVIEW HILLS	R0203	50-22-02-382-004	401 PTA	42488 THIRTEEN MILE	10/25/21	\$320,000	\$70,400	\$64,000	\$57,600	\$136,460	\$272,925	\$83,075	\$36,000
<b>USE \$42,000 PER SITE</b>													
<b>ALL ON BUSY RD - 13 MILE RD.</b>													

Cenaqua Shores	R0204	50-22-02-358-007	with 008	401 PTA	216 ENDWELL	10/15/21	\$135,000	\$29,700	\$27,000	\$24,300	\$86,990	\$173,983	\$15,555	\$54,538
Cenaqua Shores	R0204	50-22-02-359-015		401 PTA	1720 PARAMOUNT	06/28/21	\$190,000	\$41,800	\$38,000	\$34,200	\$86,550	\$173,103	\$60,604	\$43,707
Cenaqua Shores	R0204	50-22-02-359-028		401 PTA	223 ENDWELL	02/18/22	\$200,000	\$44,000	\$40,000	\$36,000	\$81,680	\$163,353	\$74,364	\$37,717
Cenaqua Shores	R0204	50-22-02-380-009		401 PTA	1795 PARAMOUNT	09/29/21	\$205,000	\$45,100	\$41,000	\$36,900	\$79,050	\$158,103	\$91,676	\$44,779
Cenaqua Shores	R0204	50-22-02-380-024		401 PTA	1725 PARAMOUNT	07/09/21	\$318,500	\$70,070	\$63,700	\$57,330	\$151,660	\$303,318	\$64,449	\$49,267
<b>USE \$750/FF 4.89% INCREASE</b>					AVERAGE	\$209,700	\$46,134	\$41,940	\$37,746	\$97,186	\$194,372	\$61,330	\$46,002	
					MEDIAN	\$200,000	\$44,000	\$40,000	\$36,000	\$86,550	\$173,103	\$64,449	\$44,779	
													22.4%	

HAWTHORN/ LAKE WALL	R0301	50-22-03-201-002		401 PTA	120 NORTH HAVEN	04/29/22	\$266,000	\$58,520	\$53,200	\$47,880	\$76,470	\$152,940	\$168,000	\$60,695
HAWTHORN/ LAKE WALL	R0301	50-22-03-126-009		401 PTA	136 NORTH HAVEN	02/04/22	\$234,000	\$51,480	\$46,800	\$42,120	\$80,710	\$161,418	\$133,277	\$60,695
HAWTHORN/ LAKE WALL	R0301	50-22-03-126-070	50-22-03-1	401 PTA	150 NORTH HAVEN	09/02/21	\$190,000	\$41,800	\$38,000	\$34,200	\$85,950	\$171,900	\$129,998	\$92,078
HAWTHORN/ LAKE WALL	R0301	50-22-03-129-025		401 PTA	1620 WEST LAKE	07/02/21	\$336,000	\$73,920	\$67,200	\$60,480	\$172,660	\$345,319	\$48,956	\$58,275
<b>USE \$800 FF LAKE ACCESS 3% INCREASE</b>					AVERAGE	\$253,333	\$55,733	\$50,667	\$45,600	\$113,107	\$226,212	\$104,077	\$70,349	
<b>\$600 FF BASE</b>					MEDIAN	\$234,000	\$51,480	\$46,800	\$42,120	\$85,950	\$171,900	\$129,998	\$60,695	
													17.3%	

Sec 3 S Side-Res	R0302	50-22-03-451-005		401 PTA	108 MAUDLIN	09/28/22	\$430,000	\$94,600	\$86,000	\$77,400	\$187,870		\$87,017	\$32,761
Sec 3 S Side-Res	R0302	50-22-03-478-005		401 PTA	312 ELM	01/27/22	\$153,500	\$33,770	\$30,700	\$27,630	\$74,810	\$149,611	\$32,559	\$28,670
Sec 3 S Side-Res	R0302	50-22-03-483-005		401 WD	123 CHARLOTTE	11/04/22	\$185,000	\$40,700	\$37,000	\$33,300	\$75,150	\$150,295	\$53,351	\$18,646
Sec 3 S Side-Res	R0302	50-22-03-483-006		401 PTA	119 CHARLOTTE	03/01/22	\$130,000	\$28,600	\$26,000	\$23,400	\$64,970	\$129,943	\$23,021	\$22,964
<b>USE \$625 FF, NO LAKE ACCESS</b>					AVERAGE	\$224,625	\$49,418	\$44,925	\$40,433	\$100,700	\$143,283	\$48,987	\$25,760	
<b>USE \$830/FF LAKE ACCESS</b>					MEDIAN	\$169,250	\$37,235	\$33,850	\$30,465	\$74,980	\$149,611	\$42,955	\$25,817	
													15.3%	

**LILLEY POND** R0303  
**NO SALES**  
**USE \$80,000**

BLOMFIELD SUB	R0304	50-22-03-151-007		401 PTA	116 PENHILL	11/30/22	\$230,000	\$50,600	\$46,000	\$41,400	\$116,240	\$232,472	\$41,348	\$43,820
BLOMFIELD SUB	R0304	50-22-03-152-003		401 PTA	159 PENHILL	12/10/21	\$251,000	\$55,220	\$50,200	\$45,180	\$115,940	\$231,880	\$58,807	\$39,687
BLOMFIELD SUB	R0304	50-22-03-152-012		401 PTA	101 PENHILL	02/24/22	\$426,000	\$93,720	\$85,200	\$76,680	\$229,310	\$458,624	(\$2,927)	\$29,697
BLOMFIELD SUB	R0304	50-22-03-152-023		401 WD	162 PICKFORD	11/29/22	\$288,000	\$63,360	\$57,600	\$51,840	\$124,560	\$249,125	\$80,056	\$41,181
BLOMFIELD SUB	R0304	50-22-03-153-030		401 LC	119 PICKFORD	11/18/22	\$210,000	\$46,200	\$42,000	\$37,800	\$106,150	\$212,308	\$36,923	\$39,231
BLOMFIELD SUB	R0304	50-22-03-153-040		401 PTA	159 PICKFORD	07/12/21	\$405,000	\$89,100	\$81,000	\$72,900	\$185,610	\$371,227	\$90,750	\$56,977
<b>USE \$470/FF FOR NO LAKE ACCESS</b>					AVERAGE	\$301,667	\$66,367	\$60,333	\$54,300	\$146,302	\$292,606	\$50,826	\$41,766	
<b>USE \$610/FF FOR LAKE ACCESS</b>					MEDIAN	\$269,500	\$59,290	\$53,900	\$48,510	\$120,400	\$240,799	\$50,078	\$40,434	

NORTH HAVEN WOODS	R0305	50-22-03-132-010	401 PTA	44685 LUDLOW	10/07/21	\$550,000	\$121,000	\$110,000	\$99,000	\$275,630	\$551,255	\$84,745	\$86,000	
NORTH HAVEN WOODS	R0305	50-22-03-136-006	401 PTA	31075 LAGOON	10/21/21	\$485,000	\$106,700	\$97,000	\$87,300	\$239,630	\$479,259	\$91,741	\$86,000	
NORTH HAVEN WOODS	R0305	50-22-03-136-016	401 WD	267 NORTH HAVEN	02/09/23	\$570,000	\$125,400	\$114,000	\$102,600	\$263,360	\$526,721	\$129,279	\$86,000	
<b>USE \$95,000</b>						<b>AVERAGE</b>	<b>\$535,000</b>	<b>\$117,700</b>	<b>\$107,000</b>	<b>\$96,300</b>	<b>\$259,540</b>	<b>\$519,078</b>	<b>\$101,922</b>	<b>\$86,000</b>
<b>10.47% INCREASE</b>						<b>MEDIAN</b>	<b>\$550,000</b>	<b>\$121,000</b>	<b>\$110,000</b>	<b>\$99,000</b>	<b>\$263,360</b>	<b>\$526,721</b>	<b>\$91,741</b>	<b>\$86,000</b>
15.6%														
Windward Bay OCCP 669	R0320	50-22-03-126-014	407 PTA	45000 BAYVIEW	09/24/21	\$160,000	\$35,200	\$32,000	\$28,800	\$78,040	\$156,082	\$30,918	\$27,000	
Windward Bay OCCP 669	R0320	50-22-03-126-026	407 PTA	44700 BAYVIEW	04/29/22	\$170,000	\$37,400	\$34,000	\$30,600	\$79,290	\$158,586	\$46,514	\$35,100	
Windward Bay OCCP 669	R0320	50-22-03-126-053	407 PTA	44850 BAYVIEW	02/01/22	\$159,500	\$35,090	\$31,900	\$28,710	\$82,570	\$165,137	\$21,363	\$27,000	
Windward Bay OCCP 669	R0320	50-22-03-126-056	407 PTA	44850 BAYVIEW	09/23/22	\$179,900	\$39,578	\$35,980	\$32,382	\$85,260	\$170,527	\$36,373	\$27,000	
Windward Bay OCCP 669	R0320	50-22-03-126-061	407 PTA	44800 BAYVIEW	06/29/21	\$160,000	\$35,200	\$32,000	\$28,800	\$78,690	\$157,375	\$29,625	\$27,000	
Windward Bay OCCP 669	R0320	50-22-03-126-065	407 PTA	44800 BAYVIEW	02/15/22	\$180,000	\$39,600	\$36,000	\$32,400	\$83,180	\$166,350	\$40,650	\$27,000	
Windward Bay OCCP 669	R0320	50-22-03-126-067	407 WD	44800 BAYVIEW	07/20/21	\$165,000	\$36,300	\$33,000	\$29,700	\$79,920	\$159,839	\$32,161	\$27,000	
<b>USE \$30,000</b>						<b>AVERAGE</b>	<b>\$167,771</b>	<b>\$36,910</b>	<b>\$33,554</b>	<b>\$30,199</b>	<b>\$80,993</b>	<b>\$161,985</b>	<b>\$33,943</b>	<b>\$28,157</b>
<b>11.11% INCREASE</b>						<b>MEDIAN</b>	<b>\$165,000</b>	<b>\$36,300</b>	<b>\$33,000</b>	<b>\$29,700</b>	<b>\$79,920</b>	<b>\$159,839</b>	<b>\$32,161</b>	<b>\$27,000</b>
16.4%														
<b>HARBOR COVE OCCP 439</b>		<b>R0321</b>												
<b>NO SALES</b>														
<b>CURRENT \$45,000 BASE AND \$71,500 FOR WALLED LAKE FRONTAGE</b>														
<b>INCREASE TO \$50,000 BASE AND \$85,000 WL FRONTAGE</b>														
<b>11.11 % INCREASE FOR BASE AND 18.9% FOR WATERFRONT</b>														
SOUTH POINTE OCCP 687	R0322	50-22-03-383-011	407 PTA	1127 SOUTH LAKE	01/14/22	\$125,900	\$27,698	\$25,180	\$22,662	\$65,340	\$130,676	\$18,724	\$23,500	
SOUTH POINTE OCCP 687	R0322	50-22-03-383-019	407 PTA	1127 SOUTH LAKE	03/11/22	\$153,000	\$33,660	\$30,600	\$27,540	\$73,020	\$146,041	\$30,459	\$23,500	
SOUTH POINTE OCCP 687	R0322	50-22-03-383-033	407 PTA	1127 SOUTH LAKE	12/30/21	\$129,900	\$28,578	\$25,980	\$23,382	\$66,150	\$132,291	\$21,109	\$23,500	
SOUTH POINTE OCCP 687	R0322	50-22-03-383-037	407 PTA	1127 SOUTH LAKE	06/04/21	\$143,000	\$31,460	\$28,600	\$25,740	\$73,700	\$147,391	\$19,109	\$23,500	
SOUTH POINTE OCCP 687	R0323	50-22-03-383-050	407 WD	1155 SOUTH LAKE	02/15/23	\$135,000	\$29,700	\$27,000	\$24,300	\$59,590	\$119,173	\$39,327	\$23,500	
SOUTH POINTE OCCP 687	R0323	50-22-03-383-058	407 PTA	1155 SOUTH LAKE	02/23/22	\$127,900	\$28,138	\$25,580	\$23,022	\$61,330	\$122,661	\$28,739	\$23,500	
SOUTH POINTE OCCP 687	R0323	50-22-03-383-065	407 PTA	1155 SOUTH LAKE	03/23/22	\$133,000	\$29,260	\$26,600	\$23,940	\$62,000	\$123,993	\$32,507	\$23,500	
SOUTH POINTE OCCP 687	R0323	50-22-03-383-069	407 PTA	1155 SOUTH LAKE	05/10/22	\$180,000	\$39,600	\$36,000	\$32,400	\$80,420	\$160,849	\$42,651	\$23,500	
<b>USE \$25,000</b>						<b>AVERAGE</b>	<b>\$140,963</b>	<b>\$31,012</b>	<b>\$28,193</b>	<b>\$25,373</b>	<b>\$67,694</b>	<b>\$135,384</b>	<b>\$29,078</b>	<b>\$23,500</b>
<b>6.0% INCREASE</b>						<b>MEDIAN</b>	<b>\$134,000</b>	<b>\$29,480</b>	<b>\$26,800</b>	<b>\$24,120</b>	<b>\$65,745</b>	<b>\$131,484</b>	<b>\$29,599</b>	<b>\$23,500</b>
17.5%														
SUMMERLIN OCCP 1460	R0324	50-22-03-133-012	407 PTA	45007 COBBLESTONE	11/02/22	\$505,000	\$111,100	\$101,000	\$90,900	\$249,730	\$499,455	\$85,545	\$80,000	
SUMMERLIN OCCP 1460	R0324	50-22-03-134-007	407 PTA	44882 LINDBERGH	05/20/21	\$550,000	\$121,000	\$110,000	\$99,000	\$266,810	\$533,616	\$96,384	\$80,000	
SUMMERLIN OCCP 1460	R0324	50-22-03-134-011	407 PTA	44774 LARKSPUR	06/02/21	\$550,000	\$121,000	\$110,000	\$99,000	\$259,020	\$518,034	\$111,966	\$80,000	
SUMMERLIN OCCP 1460	R0324	50-22-03-134-012	407 PTA	44758 LARKSPUR	04/06/22	\$450,000	\$99,000	\$90,000	\$81,000	\$217,150	\$434,297	\$95,703	\$80,000	
<b>USE \$90,000</b>						<b>AVERAGE</b>	<b>\$513,750</b>	<b>\$113,025</b>	<b>\$102,750</b>	<b>\$92,475</b>	<b>\$248,178</b>	<b>\$496,351</b>	<b>\$97,400</b>	<b>\$80,000</b>
<b>12.5% INCREASE</b>						<b>MEDIAN</b>	<b>\$527,500</b>	<b>\$116,050</b>	<b>\$105,500</b>	<b>\$94,950</b>	<b>\$254,375</b>	<b>\$508,745</b>	<b>\$96,044</b>	<b>\$80,000</b>
Sec 3 Shawood Lake	R0332	50-22-03-481-003	408 PTA	315 ELM	11/02/22	\$171,000	\$37,620	\$34,200	\$30,780	\$96,100	\$192,192	\$47,684	\$68,876	
Sec 3 Shawood Lake	R0332	50-22-03-481-007	408 PTA	317 DUANA	01/27/22	\$400,000	\$88,000	\$80,000	\$72,000	\$204,410	\$408,811	\$65,529	\$74,340	
Sec 3 Shawood Lake	R0332	50-22-03-481-007	408 PTA	317 DUANA	11/22/22	\$475,000	\$104,500	\$95,000	\$85,500	\$204,410	\$408,811	\$140,529	\$74,340	
<b>USE \$1650 LAKE FRONT / 3.5% INCREASE</b>														
<b>\$800 OFFLAKE / 23% INCREASE</b>														
<b>\$1600 LAKEFRONT SA / 3.5% INCREASE</b>														
Shawood - Lake	R1030	50-22-10-227-008	408 WD	2022 AUSTIN	07/23/21	\$447,000	\$98,340	\$89,400	\$80,460	\$210,480	\$420,955	\$89,790	\$63,745	
Shawood - Lake	R1030	50-22-10-227-022	408 PTA	1980 AUSTIN	12/10/21	\$280,000	\$61,600	\$56,000	\$50,400	\$125,680	\$251,352	\$136,574	\$107,926	
<b>USE \$1600 LAKE A 2.44% DECREASE (BRING UNIFORM TO R0332)</b>														

USE \$1200/FF FOR LAKE B (MARSHY AREA) 2.56% INCREASE

15.2%

SEC 3 W SIDE-LAKE	R0330	50-22-03-155-015	408 WD	2109 WEST LAKE	06/07/21	\$725,000	\$159,500	\$145,000	\$130,500	\$403,190	\$806,373	\$91,199	\$172,572
SEC 3 W SIDE-LAKE	R0330	50-22-03-155-021	408 PTA	2117 WEST LAKE	03/15/22	\$1,811,000	\$398,420	\$362,200	\$325,980	\$1,010,940	\$2,021,882	\$296,432	\$169,796
SEC 3 W SIDE-LAKE	R0330	50-22-03-204-016	408 PTA	1327 WEST LAKE	07/16/21	\$499,000	\$109,780	\$99,800	\$89,820	\$232,050	\$464,093	\$209,185	\$174,278

ON LAKE: USE \$4700/FF

SEC 3 S SIDE-OFF LAKE	R0341	50-22-03-379-003	50-22-03-3	401 PTA	1105 SOUTH LAKE	05/27/22	\$675,000	\$148,500	\$135,000	\$121,500	\$277,190	\$554,385	\$254,515	\$133,900
SEC 3 S SIDE-OFF LAKE	R0341	50-22-03-454-017	50-22-03-4	401 PTA	721 SOUTH LAKE	03/31/23	\$610,000	\$134,200	\$122,000	\$109,800	\$246,360	\$532,223	\$252,772	\$174,995

OFFLAKE: \$1500/FF

LAKE PAD: \$1900/FF

OFFLAKE W/SA: \$1500/FF

LAKESITE: \$3600 FF

AVERAGE	\$642,500	\$141,350	\$128,500	\$115,650	\$261,775	\$543,304	\$253,644	\$154,448
MEDIAN	\$642,500	\$141,350	\$128,500	\$115,650	\$261,775	\$543,304	\$253,644	\$154,448

24.0%

SEC 3 ACREAGE  
NO SALES

R0350

Building Site 80000 1.52% increase  
Residual 26700  
Low & Wet 3000

BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-253-028	401 PTA	45823 BRISTOL	08/31/21	\$425,000	\$93,500	\$85,000	\$76,500	\$229,620	\$459,231	\$53,856	\$88,087
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-251-008	401 PTA	45668 BRISTOL	06/14/21	\$555,000	\$122,100	\$111,000	\$99,900	\$295,250	\$590,490	\$56,819	\$92,309
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-253-035	401 PTA	45767 BRISTOL	04/22/21	\$518,800	\$114,136	\$103,760	\$93,384	\$279,290	\$558,577	\$60,223	\$100,000
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-253-020	401 PTA	30441 NORWICH	08/11/22	\$560,000	\$123,200	\$112,000	\$100,800	\$283,390	\$566,787	\$83,873	\$90,660
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-277-005	401 PTA	30440 NORWICH	06/16/21	\$510,000	\$112,200	\$102,000	\$91,800	\$250,220	\$500,440	\$92,174	\$82,614
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-405-011	401 PTA	30220 STERLING	08/13/21	\$572,500	\$125,950	\$114,500	\$103,050	\$280,300	\$560,596	\$95,620	\$83,716
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-253-032	401 PTA	45791 BRISTOL	08/17/21	\$550,000	\$121,000	\$110,000	\$99,000	\$276,410	\$552,816	\$96,183	\$98,999
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-252-016	401 PTA	45694 MARLBOROUGH	08/27/21	\$475,000	\$104,500	\$95,000	\$85,500	\$230,240	\$460,488	\$98,903	\$84,391
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-252-002	401 PTA	45727 BRISTOL	04/23/21	\$525,000	\$115,500	\$105,000	\$94,500	\$260,330	\$520,665	\$104,335	\$100,000
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-405-010	401 PTA	30232 STERLING	09/15/21	\$515,000	\$113,300	\$103,000	\$92,700	\$248,840	\$497,673	\$107,457	\$90,130
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-253-011	401 PTA	30450 BRISTOL	10/08/21	\$548,000	\$120,560	\$109,600	\$98,640	\$270,130	\$540,267	\$107,733	\$100,000
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-277-007	401 PTA	30424 NORWICH	03/27/23	\$511,000	\$112,420	\$102,200	\$91,980	\$241,280	\$482,567	\$112,687	\$84,254
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-251-005	401 PTA	45644 BRISTOL	11/15/21	\$570,000	\$125,400	\$114,000	\$102,600	\$257,680	\$515,369	\$140,153	\$85,522
BRISTOL CORNERS / BC SOUTH	R0401	50-22-04-252-011	401 PTA	30475 BRISTOL	08/03/22	\$630,000	\$138,600	\$126,000	\$113,400	\$287,440	\$574,881	\$155,119	\$100,000

USE \$95,000 / \$1015 FF RATE

5.56% INCREASE

USE FF Rate

AVERAGE	\$533,236	\$117,312	\$106,647	\$95,982	\$263,601	\$527,203	\$97,510	\$91,477
MEDIAN	\$536,500	\$118,030	\$107,300	\$96,570	\$265,230	\$530,466	\$97,543	\$90,395

16.8%

BRISTOL CORNERS / BC SOUTH	R0403	50-22-04-430-008	401 PTA	30195 PENNINGTON	11/01/22	\$675,000	\$148,500	\$135,000	\$121,500	\$290,280	\$580,564	\$192,680	\$98,244
BRISTOL CORNERS / BC SOUTH	R0403	50-22-04-430-011	401 WD	30218 PENNINGTON	07/19/21	\$639,900	\$140,778	\$127,980	\$115,182	\$312,900	\$625,798	\$113,447	\$99,345

USE FF Rate

USE \$95,000 / \$1015 FF RATE

AVERAGE	\$657,450	\$144,639	\$131,490	\$118,341	\$301,590	\$603,181	\$153,064	\$98,795
MEDIAN	\$657,450	\$144,639	\$131,490	\$118,341	\$301,590	\$603,181	\$153,064	\$98,795

15.0%

Bristol Corners North	R0402	50-22-03-154-007	401 PTA	30467 PENNINGTON	10/12/21	\$518,000	\$113,960	\$103,600	\$93,240	\$271,420	\$542,843	\$64,227	\$89,070
Bristol Corners North	R0402	50-22-03-154-008	401 PTA	30479 PENNINGTON	06/14/22	\$635,000	\$139,700	\$127,000	\$114,300	\$275,720	\$551,435	\$171,343	\$87,778
Bristol Corners North	R0402	50-22-03-154-016	401 WD	30478 PENNINGTON	01/26/23	\$545,000	\$119,900	\$109,000	\$98,100	\$276,420	\$552,849	\$80,017	\$87,866
Bristol Corners North	R0402	50-22-04-429-003	401 PTA	30309 PENNINGTON	06/28/22	\$736,000	\$161,920	\$147,200	\$132,480	\$325,710	\$651,411	\$176,438	\$91,849
Bristol Corners North	R0402	50-22-04-429-009	401 PTA	30375 PENNINGTON	06/11/21	\$599,500	\$131,890	\$119,900	\$107,910	\$309,690	\$619,378	\$73,370	\$93,248
Bristol Corners North	R0402	50-22-04-429-013	401 PTA	44475 BRISTOL	01/31/23	\$531,500	\$116,930	\$106,300	\$95,670	\$232,530	\$465,069	\$159,188	\$92,757

USE \$1080 FF, which results in a median land TCV of approx. \$95,000  
current average of all land TCV is \$92,196-median \$89,852  
suggestion is 17.15% of average TCV  
Increase of about 5.8%

AVERAGE	\$594,167	\$130,717	\$118,833	\$106,950	\$281,915	\$563,831	\$120,764	\$90,428
MEDIAN	\$572,250	\$125,895	\$114,450	\$103,005	\$276,070	\$552,142	\$119,603	\$90,460

POINTE PARK OCCP#1417	R0420	50-22-04-101-004	407 PTA	30674 ARDMORE	11/12/21	\$260,000	\$57,200	\$52,000	\$46,800	\$125,440	\$250,877	\$46,523	\$37,400
POINTE PARK OCCP#1417	R0420	50-22-04-101-004	407 PTA	30674 ARDMORE	10/28/22	\$275,000	\$60,500	\$55,000	\$49,500	\$125,440	\$250,877	\$61,523	\$37,400
POINTE PARK OCCP#1417	R0420	50-22-04-101-006	407 PTA	30696 ARDMORE	06/03/21	\$362,500	\$79,750	\$72,500	\$65,250	\$144,520	\$289,037	\$114,263	\$40,800
POINTE PARK OCCP#1417	R0420	50-22-04-101-017	407 PTA	30762 ARDMORE	02/18/22	\$219,000	\$48,180	\$43,800	\$39,420	\$101,990	\$203,984	\$49,016	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-024	407 PTA	30776 ARDMORE	10/25/22	\$264,000	\$58,080	\$52,800	\$47,520	\$92,230	\$184,459	\$113,541	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-028	407 WD	30784 ARDMORE	03/17/23	\$265,000	\$58,300	\$53,000	\$47,700	\$92,230	\$184,459	\$114,541	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-032	407 PTA	30709 ARDMORE	02/17/23	\$211,000	\$46,420	\$42,200	\$37,980	\$92,490	\$184,984	\$60,016	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-039	407 PTA	30695 ARDMORE	06/30/22	\$216,500	\$47,630	\$43,300	\$38,970	\$91,130	\$182,251	\$68,249	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-041	407 PTA	30691 ARDMORE	05/26/22	\$222,000	\$48,840	\$44,400	\$39,960	\$91,190	\$182,389	\$73,611	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-048	407 PTA	30669 ARDMORE	07/15/21	\$250,000	\$55,000	\$50,000	\$45,000	\$101,240	\$202,474	\$81,526	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-048	407 PTA	30669 ARDMORE	04/15/22	\$279,879	\$61,573	\$55,976	\$50,378	\$101,240	\$202,474	\$111,405	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-052	407 WD	30663 ARDMORE	01/28/22	\$202,000	\$44,440	\$40,400	\$36,360	\$89,680	\$179,363	\$56,637	\$34,000
POINTE PARK OCCP#1417	R0420	50-22-04-101-052	407 PTA	30663 ARDMORE	03/17/23	\$215,000	\$47,300	\$43,000	\$38,700	\$89,680	\$179,363	\$69,637	\$34,000

USE \$40,000	AVERAGE	\$249,375	\$54,863	\$49,875	\$44,888	\$102,962	\$205,922	\$78,499	\$35,046
17.65% INCREASE	MEDIAN	\$250,000	\$55,000	\$50,000	\$45,000	\$92,490	\$184,984	\$69,637	\$34,000
									13.6%

Westpark Place #1706	R0421	50-22-04-451-030	407 PTA	29780 MARTELL	04/22/21	\$493,000	\$108,460	\$98,600	\$88,740	\$263,700	\$527,395	\$92,605	\$127,000
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USE \$120,000 PER SITE/ 5.5% REDUCTION, to bring more in line with Bristol Corners.  
SEE ALSO BRISTOL CORNERS AND BRISTOL CORNERS N AT \$95,000 PER SITE,  
HOWEVER, Westpark SITES ARE LARGER. SEE ALSO LAND SALES BELOW.  
Land sale of 22-04-451-023 \$159,000 on 4/1/2022, 0.41 acre  
Land sale of 22-04-451-028 \$159,000 0.41 acre on 10/14/21  
Land sale of 22-04-451-026 for \$150,000 for 0.43 acre on 8/6/2021

<b>SEC 4 Acreage</b>	R0450												
Building Site	95000	6.74% increase											
Residual	31600												
Low & Wet	3000												

SHAWOOD-RES	R1001	50-22-10-231-022	401 PTA	2325 AUSTIN	04/02/21	\$365,000	\$80,300	\$73,000	\$65,700	\$177,160	\$354,313	\$50,334	\$39,647
SHAWOOD-RES	R1001	50-22-10-231-029	401 PTA	2293 AUSTIN	04/30/21	\$150,000	\$33,000	\$30,000	\$27,000	\$71,650	\$143,296	\$41,147	\$34,443
SHAWOOD-RES	R1001	50-22-10-276-013	401 PTA	298 SHAMROCK	09/23/22	\$350,000	\$77,000	\$70,000	\$63,000	\$186,960	\$373,910	\$36,680	\$60,590
SHAWOOD-RES	R1001	50-22-10-278-012	401 PTA	2330 AUSTIN	05/27/22	\$350,000	\$77,000	\$70,000	\$63,000	\$195,330	\$390,663	\$3,277	\$43,940

USE FF Rate \$770	AVERAGE	\$303,750	\$66,825	\$60,750	\$54,675	\$157,775	\$315,546	\$32,860	\$44,655
MEAN OF ABOUT \$60,000 SITE	MEDIAN	\$350,000	\$77,000	\$70,000	\$63,000	\$182,060	\$364,112	\$38,914	\$41,794
									11.9%

SHAWOOD - LAKE	R1030	50-22-10-227-008	408	2022 AUSTIN DR	7/23/2021	447,000	420,955	\$89,400	\$80,460
SHAWOOD - LAKE	R1030	50-22-10-227-022	408	1980 AUSTIN DR	12/10/2021	280,000	251,352	\$56,000	\$50,400

USE FF Rate \$1350/LAKE B  
USE FF RATE \$1650/LAKE A

CARLTON FOREST OCCP 1241	R1020	50-22-10-401-104	407 PTA	28415 CARLTON WAY	04/09/21	\$260,000	\$57,200	\$52,000	\$46,800	\$132,740	\$265,482	\$42,518	\$48,000
CARLTON FOREST OCCP 1241	R1020	50-22-10-451-048	407 WD	28201 CARLTON WAY	04/15/21	\$256,000	\$56,320	\$51,200	\$46,080	\$128,360	\$256,715	\$47,285	\$48,000
CARLTON FOREST OCCP 1241	R1020	50-22-10-451-043	407 PTA	28185 CARLTON WAY	05/20/21	\$258,000	\$56,760	\$51,600	\$46,440	\$129,140	\$258,273	\$47,727	\$48,000
CARLTON FOREST OCCP 1241	R1020	50-22-10-451-019	407 PTA	28288 CARLTON WAY	05/27/21	\$263,930	\$58,065	\$52,786	\$47,507	\$130,510	\$261,026	\$50,904	\$48,000
CARLTON FOREST OCCP 1241	R1020	50-22-10-401-090	407 PTA	28457 CARLTON WAY	08/20/21	\$270,000	\$59,400	\$54,000	\$48,600	\$132,460	\$264,922	\$53,078	\$48,000







BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-006	407	PTA	43600 BOLINGBROOKE	01/10/22	\$784,460	\$172,581	\$156,892	\$141,203	\$400,670	\$801,346	\$88,114	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-036	407	PTA	43861 ELLESMERE	12/30/21	\$775,640	\$170,641	\$155,128	\$139,615	\$375,850	\$751,702	\$144,688	\$120,750
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-038	407	PTA	43799 ELLESMERE	12/29/21	\$861,332	\$189,493	\$172,266	\$155,040	\$411,950	\$823,906	\$152,926	\$115,500
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-032	407	PTA	43670 ELLESMERE	12/15/21	\$763,485	\$167,967	\$152,697	\$137,427	\$412,030	\$824,052	\$44,433	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-046	407	PTA	43557 ELLESMERE	12/10/21	\$735,149	\$161,733	\$147,030	\$132,327	\$382,940	\$765,882	\$74,267	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-034	407	PTA	43732 ELLESMERE	12/01/21	\$774,100	\$170,302	\$154,820	\$139,338	\$418,400	\$836,792	\$42,308	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-013	407	PTA	43810 BOLINGBROOKE	10/28/21	\$806,317	\$177,390	\$161,263	\$145,137	\$418,370	\$836,741	\$74,576	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-031	407	PTA	43636 ELLESMERE	10/27/21	\$738,000	\$162,360	\$147,600	\$132,840	\$376,850	\$753,690	\$89,310	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-001	407	PTA	43450 BOLINGBROOKE	10/22/21	\$950,000	\$209,000	\$190,000	\$171,000	\$463,730	\$927,463	\$122,287	\$99,750
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-024	407	PTA	43515 BOLINGBROOKE	10/22/21	\$770,102	\$169,422	\$154,020	\$138,618	\$417,990	\$835,984	\$39,118	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-012	407	PTA	43782 BOLINGBROOKE	10/22/21	\$745,814	\$164,079	\$149,163	\$134,247	\$406,610	\$813,214	\$37,600	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-018	407	PTA	43695 BOLINGBROOKE	08/26/21	\$790,000	\$173,800	\$158,000	\$142,200	\$387,280	\$774,557	\$120,443	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-044	407	PTA	43621 ELLESMERE	08/19/21	\$780,642	\$171,741	\$156,128	\$140,516	\$402,900	\$805,804	\$79,838	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-025	407	PTA	43433 ELLESMERE	08/04/21	\$922,212	\$202,887	\$184,442	\$165,998	\$456,440	\$912,870	\$103,842	\$94,500
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-030	407	PTA	43604 ELLESMERE	06/24/21	\$731,195	\$160,863	\$146,239	\$131,615	\$386,470	\$772,936	\$63,259	\$105,000
BOLINGBROOKE - OCCP 2216	R1025	50-22-10-281-017	407	PTA	43729 BOLINGBROOKE	06/14/21	\$771,940	\$169,827	\$154,388	\$138,949	\$402,510	\$805,015	\$71,925	\$105,000

USE \$115,000 AVERAGE \$790,626 \$173,938 \$158,125 \$142,313 \$404,020 \$808,038 \$88,026 \$105,438  
9.5% INCREASE MEDIAN \$780,789 \$171,773 \$156,158 \$140,542 \$402,880 \$805,765 \$84,868 \$105,000

13.4%

LAKEVIEW OCCP #2277	R1026	50-22-10-232-001	407	PTA	2284 OLD NOVI	03/30/22	\$506,743	\$111,483	\$101,349	\$91,214	\$269,190	\$538,384	\$58,359	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-005	407	PTA	118 WAINWRIGHT	02/28/22	\$509,371	\$112,062	\$101,874	\$91,687	\$269,900	\$539,793	\$59,578	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-10-232-007	407	PTA	2232 OLD NOVI	12/07/21	\$583,437	\$128,356	\$116,687	\$105,019	\$305,770	\$611,538	\$61,899	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-009	407	PTA	113 WAINWRIGHT	08/12/22	\$507,982	\$111,756	\$101,596	\$91,437	\$257,500	\$514,992	\$82,990	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-007	407	PTA	110 WAINWRIGHT	08/16/21	\$557,996	\$122,759	\$111,599	\$100,439	\$275,290	\$550,577	\$97,419	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-10-232-002	407	PTA	2276 OLD NOVI	05/23/22	\$642,822	\$141,421	\$128,564	\$115,708	\$308,280	\$616,554	\$116,268	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-006	407	PTA	114 WAINWRIGHT	12/02/22	\$592,855	\$130,428	\$118,571	\$106,714	\$272,210	\$544,420	\$138,435	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-004	407	PTA	111 LINHART	10/14/22	\$603,431	\$132,755	\$120,686	\$108,618	\$273,920	\$547,834	\$145,597	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-002	407	PTA	103 LINHART	09/02/22	\$597,436	\$131,436	\$119,487	\$107,538	\$267,130	\$534,261	\$153,175	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-003	407	PTA	107 LINHART	04/29/22	\$622,000	\$136,840	\$124,400	\$111,960	\$274,300	\$548,603	\$163,397	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-10-232-008	407	WD	2224 OLD NOVI	12/15/22	\$632,265	\$139,098	\$126,453	\$113,808	\$273,570	\$547,136	\$175,129	\$90,000
LAKEVIEW OCCP #2277	R1026	50-22-11-109-001	407	PTA	99 LINHART	01/24/22	\$636,000	\$139,920	\$127,200	\$114,480	\$274,880	\$549,763	\$176,237	\$90,000

USE \$105,000 AVERAGE \$582,695 \$128,193 \$116,539 \$104,885 \$276,828 \$553,655 \$119,040 \$90,000  
16.67% INCREASE MEDIAN \$595,146 \$130,932 \$119,029 \$107,126 \$273,745 \$547,485 \$127,352 \$90,000

15.1%

SEC 10 ACREAGE	R1050	50-22-10-251-004	401	WD	44000 TWELVE 1/2 MILE	11/04/22	\$575,000	\$126,500	\$115,000	\$103,500	\$187,190	\$374,379	\$386,088	\$185,467
SEC 10 ACREAGE	R1050	50-22-10-400-070	401	PTA	28300 DIXON	01/14/22	\$480,000	\$105,600	\$96,000	\$86,400	\$235,090	\$470,171	\$116,126	\$106,297

Building Site 95000 AVERAGE \$527,500 \$116,050 \$105,500 \$94,950 \$211,140 \$422,275 \$251,107 \$145,882  
Residual 31600 MEDIAN \$527,500 \$116,050 \$105,500 \$94,950 \$211,140 \$422,275 \$251,107 \$145,882  
Low & Wet 3000  
27.7%

SEC 11 RESIDENTIAL	R1101	50-22-11-101-010	401	WD	145 WAINWRIGHT	12/28/22	\$299,000	\$65,780	\$59,800	\$53,820	\$109,170	\$218,339	\$121,534	\$40,873
SEC 11 RESIDENTIAL	R1101	50-22-11-102-003	401	PTA	215 WAINWRIGHT	06/07/21	\$198,000	\$43,560	\$39,600	\$35,640	\$69,440	\$138,874	\$87,322	\$28,196
SEC 11 RESIDENTIAL	R1101	50-22-11-102-012	401	PTA	247 WAINWRIGHT	05/06/22	\$330,000	\$72,600	\$66,000	\$59,400	\$148,410	\$296,814	\$96,523	\$63,337
SEC 11 RESIDENTIAL	R1101	50-22-11-102-021	401	PTA	42931 THIRTEEN MILE	10/15/21	\$360,000	\$79,200	\$72,000	\$64,800	\$203,220	\$406,432	\$190	\$46,622
SEC 11 RESIDENTIAL	R1101	50-22-11-104-009	401	PTA	230 WAINWRIGHT	02/09/22	\$240,000	\$52,800	\$48,000	\$43,200	\$109,600	\$219,194	\$64,925	\$44,119
SEC 11 RESIDENTIAL	R1101	50-22-11-104-015	401	WD	203 LINHART	02/03/23	\$240,000	\$52,800	\$48,000	\$43,200	\$122,480	\$244,964	\$34,036	\$39,000
SEC 11 RESIDENTIAL	R1101	50-22-11-104-018	401	PTA	235 LINHART	04/21/21	\$240,000	\$52,800	\$48,000	\$43,200	\$107,410	\$214,813	\$64,187	\$39,000
SEC 11 RESIDENTIAL	R1101	50-22-11-106-002	401	PTA	192 LINHART	07/06/21	\$320,000	\$70,400	\$64,000	\$57,600	\$121,900	\$243,802	\$125,291	\$49,093
SEC 11 RESIDENTIAL	R1101	50-22-11-106-003	401	PTA	202 LINHART	12/14/21	\$275,000	\$60,500	\$55,000	\$49,500	\$113,430	\$226,865	\$87,135	\$39,000

USE \$775/FF AVERAGE \$278,000 \$61,160 \$55,600 \$50,040 \$122,784 \$245,566 \$75,683 \$43,249  
18% INCREASE, MEDIAN MEDIAN \$275,000 \$60,500 \$55,000 \$49,500 \$113,430 \$226,865 \$87,135 \$40,873

14.9%

TOLLGATE WOODS	R1102	50-22-11-251-011	401 PTA	41684 CRANE	10/01/21	\$531,000	\$116,820	\$106,200	\$95,580	\$269,240	\$538,483	\$81,251	\$88,734	
TOLLGATE WOODS	R1102	50-22-11-252-010	401 PTA	41936 WOLFE	08/31/21	\$550,000	\$121,000	\$110,000	\$99,000	\$273,000	\$546,003	\$103,997	\$100,000	
TOLLGATE WOODS	R1102	50-22-11-253-002	401 WD	41605 BURROUGHS	08/16/21	\$501,600	\$110,352	\$100,320	\$90,288	\$239,380	\$478,757	\$109,110	\$86,267	
TOLLGATE WOODS	R1102	50-22-11-253-005	401 PTA	41682 CLEMENS	07/22/21	\$560,000	\$123,200	\$112,000	\$100,800	\$262,430	\$524,853	\$123,582	\$88,435	
TOLLGATE WOODS	R1102	50-22-11-253-026	401 PTA	41626 STEINBECK	06/02/22	\$645,000	\$141,900	\$129,000	\$116,100	\$271,750	\$543,504	\$184,618	\$83,122	
TOLLGATE WOODS	R1102	50-22-11-277-017	401 WD	41571 STEINBECK	07/16/21	\$600,000	\$132,000	\$120,000	\$108,000	\$274,070	\$548,147	\$147,292	\$95,439	
TOLLGATE WOODS	R1102	50-22-11-277-023	401 PTA	41607 LONDON	05/10/21	\$530,000	\$116,600	\$106,000	\$95,400	\$275,360	\$550,710	\$73,299	\$94,009	
TOLLGATE WOODS	R1102	50-22-11-277-038	401 PTA	41703 STEINBECK	09/17/21	\$500,000	\$110,000	\$100,000	\$90,000	\$263,270	\$526,538	\$58,290	\$84,828	
<b>USE \$1425 FF / \$103,600 MEDIAN TOTAL</b>						<b>AVERAGE</b>	<b>\$552,200</b>	<b>\$121,484</b>	<b>\$110,440</b>	<b>\$99,396</b>	<b>\$266,063</b>	<b>\$532,124</b>	<b>\$110,180</b>	<b>\$90,104</b>
<b>5.55% INCREASE</b>						<b>MEDIAN</b>	<b>\$540,500</b>	<b>\$118,910</b>	<b>\$108,100</b>	<b>\$97,290</b>	<b>\$270,495</b>	<b>\$540,994</b>	<b>\$106,554</b>	<b>\$88,585</b>
													<b>16.4%</b>	

VISTA HILLS OCCP 822	R1121	50-22-11-151-004	407 PTA	29017 HEARTHSTONE	06/13/22	\$495,000	\$108,900	\$99,000	\$89,100	\$233,070	\$466,139	\$96,087	\$67,226	
VISTA HILLS OCCP 822	R1121	50-22-11-151-010	407 PTA	28933 HEARTHSTONE	12/12/22	\$435,000	\$95,700	\$87,000	\$78,300	\$218,460	\$436,917	\$61,196	\$63,113	
VISTA HILLS OCCP 822	R1121	50-22-11-152-002	407 PTA	43000 CLAY	03/04/22	\$510,000	\$112,200	\$102,000	\$91,800	\$250,170	\$500,340	\$92,660	\$83,000	
VISTA HILLS OCCP 822	R1121	50-22-11-153-002	407 PTA	42995 CLAY	05/10/21	\$417,500	\$91,850	\$83,500	\$75,150	\$220,740	\$441,476	\$46,500	\$70,476	
VISTA HILLS OCCP 822	R1121	50-22-11-153-006	407 PTA	28914 HEARTHSTONE	08/24/22	\$445,000	\$97,900	\$89,000	\$80,100	\$233,670	\$467,339	\$58,826	\$81,165	
VISTA HILLS OCCP 822	R1121	50-22-11-154-003	407 PTA	28784 HEARTHSTONE	10/21/21	\$350,000	\$77,000	\$70,000	\$63,000	\$202,090	\$404,184	\$7,690	\$61,874	
VISTA HILLS OCCP 822	R1121	50-22-11-154-005	407 WD	28812 HEARTHSTONE	06/23/21	\$386,000	\$84,920	\$77,200	\$69,480	\$189,200	\$378,393	\$69,481	\$61,874	
VISTA HILLS OCCP 822	R1121	50-22-11-154-018	407 PTA	42940 SANDSTONE	06/02/22	\$418,000	\$91,960	\$83,600	\$75,240	\$195,820	\$391,649	\$90,597	\$64,246	
VISTA HILLS OCCP 822	R1121	50-22-11-154-020	407 PTA	42984 SANDSTONE	06/22/22	\$435,000	\$95,700	\$87,000	\$78,300	\$187,850	\$375,693	\$130,633	\$71,326	
VISTA HILLS OCCP 822	R1121	50-22-11-154-023	407 PTA	43050 SANDSTONE	04/02/21	\$405,000	\$89,100	\$81,000	\$72,900	\$229,660	\$459,327	\$26,007	\$80,334	
VISTA HILLS OCCP 822	R1121	50-22-11-154-023	407 PTA	43050 SANDSTONE	08/09/21	\$425,000	\$93,500	\$85,000	\$76,500	\$229,660	\$459,327	\$46,007	\$80,334	
VISTA HILLS OCCP 822	R1121	50-22-11-177-014	407 PTA	42859 LEDGEVIEW	04/22/21	\$405,000	\$89,100	\$81,000	\$72,900	\$218,090	\$436,186	\$43,369	\$74,555	
VISTA HILLS OCCP 822	R1121	50-22-11-177-018	407 PTA	42956 CLAY	12/17/21	\$510,000	\$112,200	\$102,000	\$91,800	\$233,170	\$466,348	\$115,838	\$72,186	
VISTA HILLS OCCP 822	R1121	50-22-11-177-031	407 PTA	42830 BROOKSTONE	06/16/21	\$465,000	\$102,300	\$93,000	\$83,700	\$241,850	\$483,705	\$56,609	\$75,314	
VISTA HILLS OCCP 822	R1121	50-22-11-177-033	407 PTA	42806 BROOKSTONE	12/02/22	\$544,900	\$119,878	\$108,980	\$98,082	\$191,100	\$382,204	\$232,600	\$69,904	
VISTA HILLS OCCP 822	R1121	50-22-11-177-034	407 PTA	42796 BROOKSTONE	11/29/21	\$465,000	\$102,300	\$93,000	\$83,700	\$210,850	\$421,705	\$115,852	\$72,557	
VISTA HILLS OCCP 822	R1121	50-22-11-178-007	407 PTA	42797 BROOKSTONE	08/18/22	\$485,000	\$106,700	\$97,000	\$87,300	\$215,240	\$430,472	\$124,218	\$69,690	
VISTA HILLS OCCP 822	R1121	50-22-11-178-013	407 PTA	42830 SANDSTONE	02/18/22	\$435,000	\$95,700	\$87,000	\$78,300	\$224,650	\$449,291	\$53,405	\$67,696	
VISTA HILLS OCCP 822	R1121	50-22-11-180-001	407 PTA	28708 STONEWALL	08/06/21	\$445,000	\$97,900	\$89,000	\$80,100	\$199,020	\$398,044	\$129,956	\$83,000	
VISTA HILLS OCCP 822	R1121	50-22-11-180-007	407 PTA	42675 SANDSTONE	10/01/21	\$481,000	\$105,820	\$96,200	\$86,580	\$199,590	\$399,179	\$164,821	\$83,000	
<b>Was 920/FF - USE \$1015/FF</b>						<b>AVERAGE</b>	<b>\$447,870</b>	<b>\$98,531</b>	<b>\$89,574</b>	<b>\$80,617</b>	<b>\$216,198</b>	<b>\$432,396</b>	<b>\$88,118</b>	<b>\$72,644</b>
<b>10.32% INCREASE</b>						<b>MEDIAN</b>	<b>\$440,000</b>	<b>\$96,800</b>	<b>\$88,000</b>	<b>\$79,200</b>	<b>\$218,275</b>	<b>\$436,552</b>	<b>\$80,039</b>	<b>\$71,756</b>
<b>\$78,800 IS MEDIAN BASE</b>														

SARATOGA CIRCLE OCCP 946	R1120	50-22-11-108-035	407 PTA	43160 EMERSON	04/23/21	\$390,000	\$85,800	\$78,000	\$70,200	\$186,970	\$373,944	\$77,045	\$60,989	
SARATOGA CIRCLE OCCP 946	R1120	50-22-11-108-043	407 PTA	43096 EMERSON	08/05/22	\$450,000	\$99,000	\$90,000	\$81,000	\$209,760	\$419,524	\$91,455	\$60,979	
SARATOGA CIRCLE OCCP 946	R1120	50-22-11-108-050	407 PTA	43032 EMERSON	10/14/22	\$450,000	\$99,000	\$90,000	\$81,000	\$187,040	\$374,072	\$136,302	\$60,374	
<b>USE \$1300 FF / MED OF \$68,600</b>						<b>AVERAGE</b>	<b>\$430,000</b>	<b>\$94,600</b>	<b>\$86,000</b>	<b>\$77,400</b>	<b>\$194,590</b>	<b>\$389,180</b>	<b>\$101,601</b>	<b>\$60,781</b>
<b>WAS \$1180/FF</b>						<b>MEDIAN</b>	<b>\$450,000</b>	<b>\$99,000</b>	<b>\$90,000</b>	<b>\$81,000</b>	<b>\$187,040</b>	<b>\$374,072</b>	<b>\$91,455</b>	<b>\$60,979</b>
<b>10.17% INCREASE</b>													<b>13.6%</b>	

CAMDEN COURT OCCP 1225	R1122	50-22-11-128-001	407 PTA	42708 FAULKNER	10/17/22	\$429,500	\$94,490	\$85,900	\$77,310	\$197,720	\$395,434	\$101,066	\$67,000	
CAMDEN COURT OCCP 1225	R1122	50-22-11-129-010	407 PTA	42649 FAULKNER	08/25/21	\$385,000	\$84,700	\$77,000	\$69,300	\$190,160	\$380,314	\$71,686	\$67,000	
CAMDEN COURT OCCP 1225	R1122	50-22-11-129-010	407 PTA	42649 FAULKNER	09/16/22	\$430,000	\$94,600	\$86,000	\$77,400	\$190,160	\$380,314	\$116,686	\$67,000	
CAMDEN COURT OCCP 1225	R1122	50-22-11-130-012	407 WD	42614 WHITMAN	12/28/22	\$495,000	\$108,900	\$99,000	\$89,100	\$232,170	\$464,344	\$97,656	\$67,000	
<b>USE \$70,000</b>						<b>AVERAGE</b>	<b>\$434,875</b>	<b>\$95,673</b>	<b>\$86,975</b>	<b>\$78,278</b>	<b>\$202,553</b>	<b>\$405,102</b>	<b>\$96,774</b>	<b>\$67,000</b>
<b>4.47% INCREASE</b>						<b>MEDIAN</b>	<b>\$429,750</b>	<b>\$94,545</b>	<b>\$85,950</b>	<b>\$77,355</b>	<b>\$193,940</b>	<b>\$387,874</b>	<b>\$99,361</b>	<b>\$67,000</b>
													<b>15.6%</b>	

MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-120	407 PTA	29451 WESTON	07/29/21	\$360,000	\$79,200	\$72,000	\$64,800	\$184,230	\$368,457	\$41,543	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-038	407 PTA	41744 BROWNSTONE	10/29/21	\$263,000	\$57,860	\$52,600	\$47,340	\$135,420	\$270,838	\$42,162	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-026	407 PTA	41838 BROWNSTONE	08/03/21	\$265,000	\$58,300	\$53,000	\$47,700	\$135,870	\$271,737	\$43,263	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-053	407 PTA	41632 MITCHELL	04/28/21	\$285,000	\$62,700	\$57,000	\$51,300	\$145,820	\$291,644	\$43,356	\$50,000

MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-111	407 PTA	29315 DOUGLAS	07/12/21	\$295,000	\$64,900	\$59,000	\$53,100	\$150,600	\$301,206	\$43,794	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-070	407 PTA	41711 MITCHELL	01/18/22	\$318,800	\$70,136	\$63,760	\$57,384	\$161,710	\$323,414	\$45,386	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-160	407 PTA	41586 MITCHELL	03/21/22	\$298,888	\$65,755	\$59,778	\$53,800	\$151,660	\$303,326	\$45,562	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-003	407 PTA	41861 YEATS	04/07/21	\$266,000	\$58,520	\$53,200	\$47,880	\$134,420	\$268,840	\$47,160	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-170	407 PTA	41491 MITCHELL	04/20/21	\$280,650	\$61,743	\$56,130	\$50,517	\$141,320	\$282,632	\$48,018	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-043	407 PTA	41706 BROWNSTONE	06/23/21	\$261,000	\$57,420	\$52,200	\$46,980	\$130,810	\$261,612	\$49,388	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-045	407 PTA	41698 BROWNSTONE	11/16/21	\$305,000	\$67,100	\$61,000	\$54,900	\$151,310	\$302,621	\$52,379	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-150	407 WD	41544 OCONNOR	09/24/21	\$300,000	\$66,000	\$60,000	\$54,000	\$148,720	\$297,433	\$52,567	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-109	407 PTA	29307 DOUGLAS	07/21/21	\$302,500	\$66,550	\$60,500	\$54,450	\$149,630	\$299,257	\$53,243	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-037	407 PTA	41748 BROWNSTONE	04/07/21	\$275,000	\$60,500	\$55,000	\$49,500	\$135,640	\$271,288	\$53,712	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-080	407 PTA	29270 DOUGLAS	06/29/21	\$278,000	\$61,160	\$55,600	\$50,040	\$134,890	\$269,777	\$58,223	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-055	407 PTA	41624 MITCHELL	07/14/21	\$280,000	\$61,600	\$56,000	\$50,400	\$134,540	\$269,078	\$60,922	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-166	407 PTA	41544 MITCHELL	03/15/23	\$320,000	\$70,400	\$64,000	\$57,600	\$154,020	\$308,032	\$61,968	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-003	407 PTA	41861 YEATS	08/18/22	\$282,500	\$62,150	\$56,500	\$50,850	\$134,420	\$268,840	\$63,660	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-065	407 PTA	41651 MITCHELL	11/01/21	\$294,500	\$64,790	\$58,900	\$53,010	\$139,850	\$279,703	\$64,797	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-056	407 PTA	41620 MITCHELL	08/31/22	\$295,000	\$64,900	\$59,000	\$53,100	\$135,310	\$270,623	\$74,377	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-049	407 PTA	41666 MITCHELL	07/11/22	\$299,000	\$65,780	\$59,800	\$53,820	\$137,240	\$274,473	\$74,527	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-125	407 PTA	29424 WESTON	03/31/22	\$320,000	\$70,400	\$64,000	\$57,600	\$142,900	\$285,802	\$84,198	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-037	407 WD	41748 BROWNSTONE	02/16/23	\$311,500	\$68,530	\$62,300	\$56,070	\$135,640	\$271,288	\$90,212	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-036	407 PTA	41752 BROWNSTONE	04/29/22	\$319,000	\$70,180	\$63,800	\$57,420	\$138,350	\$276,695	\$92,305	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-161	407 WD	41582 MITCHELL	04/14/22	\$350,000	\$77,000	\$70,000	\$63,000	\$153,630	\$307,253	\$92,747	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-035	407 PTA	41774 BROWNSTONE	06/15/22	\$330,000	\$72,600	\$66,000	\$59,400	\$143,550	\$287,093	\$92,907	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-157	407 PTA	41502 OCONNOR	02/24/23	\$340,000	\$74,800	\$68,000	\$61,200	\$147,210	\$294,411	\$95,589	\$50,000
MEADOWBROOK TOWNHOMES OCCP 1213	R1123	50-22-11-226-026	407 PTA	41838 BROWNSTONE	08/03/22	\$320,000	\$70,400	\$64,000	\$57,600	\$135,870	\$271,737	\$98,263	\$50,000

USE \$55,000 AVERAGE \$300,548 \$66,121 \$60,110 \$54,099 \$143,735 \$287,468 \$63,080 \$50,000  
 10.0% INCREASE MEDIAN \$298,944 \$65,768 \$59,789 \$53,810 \$140,585 \$281,168 \$55,968 \$50,000  
 16.7%

TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-279-002	407 PTA	29137 EASTMAN	10/12/21	\$485,000	\$106,700	\$97,000	\$87,300	\$248,960	\$497,925	\$64,275	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-042	407 WD	41529 TWAIN	12/12/22	\$440,000	\$96,800	\$88,000	\$79,200	\$218,450	\$436,897	\$80,303	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-034	407 PTA	41568 THOREAU	11/30/21	\$430,000	\$94,600	\$86,000	\$77,400	\$212,970	\$425,930	\$81,270	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-280-012	407 PTA	29133 HEMINGWAY	04/23/21	\$535,000	\$117,700	\$107,000	\$96,300	\$261,250	\$522,506	\$89,694	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-026	407 WD	29138 EASTMAN	05/09/22	\$470,000	\$103,400	\$94,000	\$84,600	\$225,720	\$451,447	\$95,753	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-280-009	407 PTA	29169 HEMINGWAY	12/27/21	\$457,000	\$100,540	\$91,400	\$82,260	\$216,720	\$433,430	\$100,770	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-017	407 PTA	29084 EASTMAN	04/26/22	\$533,000	\$117,260	\$106,600	\$95,940	\$253,480	\$506,956	\$103,244	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-280-005	407 PTA	41609 CUMMINGS	06/30/22	\$460,000	\$101,200	\$92,000	\$82,800	\$216,120	\$432,232	\$104,968	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-013	407 PTA	41447 THOREAU	01/18/22	\$550,000	\$121,000	\$110,000	\$99,000	\$255,030	\$510,050	\$117,150	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-025	407 PTA	29132 EASTMAN	06/17/21	\$472,500	\$103,950	\$94,500	\$85,050	\$212,700	\$425,407	\$124,293	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-036	407 PTA	41584 THOREAU	07/11/22	\$610,000	\$134,200	\$122,000	\$109,800	\$281,340	\$562,679	\$124,521	\$77,200
TOLLGATE RAVINES OCCP 1312	R1124	50-22-11-278-038	407 PTA	29170 HEMINGWAY	08/19/22	\$480,000	\$105,600	\$96,000	\$86,400	\$215,360	\$430,718	\$126,482	\$77,200

USE \$85,000 AVERAGE \$493,542 \$108,579 \$98,708 \$88,838 \$234,842 \$469,681 \$101,060 \$77,200  
 10.1% INCREASE MEDIAN \$476,250 \$104,775 \$95,250 \$85,725 \$222,085 \$444,172 \$102,007 \$77,200  
 16.2%

TOLLGATE WOODS III CONDO	R1125	50-22-11-255-015	407 PTA	41880 WOLFE	10/08/21	\$560,000	\$123,200	\$112,000	\$100,800	\$285,320	\$570,644	\$89,356	\$100,000
TOLLGATE WOODS III CONDO	R1125	50-22-11-255-041	407 PTA	41757 WILDER	10/01/21	\$657,000	\$144,540	\$131,400	\$118,260	\$318,380	\$636,761	\$120,239	\$100,000
TOLLGATE WOODS III CONDO	R1125	50-22-11-255-010	407 PTA	41901 WOLFE	07/29/22	\$563,400	\$123,948	\$112,680	\$101,412	\$261,030	\$522,055	\$141,345	\$100,000
TOLLGATE WOODS III CONDO	R1125	50-22-11-255-022	407 WD	41818 STEINBECK	07/21/22	\$635,000	\$139,700	\$127,000	\$114,300	\$290,700	\$581,399	\$153,601	\$100,000

USE \$105,000 AVERAGE \$603,850 \$132,847 \$120,770 \$108,693 \$288,858 \$577,715 \$126,135 \$100,000  
 5.00% INCREASE MEDIAN \$599,200 \$131,824 \$119,840 \$107,856 \$288,010 \$576,022 \$130,792 \$100,000  
 for premium parcels with views/cul de sac 16.7%

SEC 11 ACREAGE R1150

NO SALES

Bldg. Site 95000 3 out of the 4 parcels are now city owned and exempt  
 residual 36600



SEC 15 N/I-96	R1550												
NO SALES													
USE Site/Acre Rate													
Building Site		45,000											
Residual		15,000											
Low & Wet		3,000											
Mary's Orchard	R1501												
NO SALES													
USE FF \$550													
SEC 15 S/I-96	R1551	50-22-15-351-051	401 PTA	45300 ELEVEN MILE	08/11/22	\$432,000	\$95,040	\$86,400	\$77,760	\$218,850	\$437,709	\$72,541	\$78,250
SEC 15 S/I-96	R1551	50-22-15-453-005	401 PTA	26030 CLARK	07/14/22	\$402,000	\$88,440	\$80,400	\$72,360	\$190,950	\$381,906	\$61,763	\$41,669
USE FF Rate					AVERAGE	\$417,000	\$91,740	\$83,400	\$75,060	\$204,900	\$409,808	\$67,152	\$59,960
Building Site		75,000			MEDIAN	\$417,000	\$91,740	\$83,400	\$75,060	\$204,900	\$409,808	\$67,152	\$59,960
Residual		25,000											14.4%
Low & Wet		3,000											
ANDES HILLS OCCP 784	R1620	50-22-16-451-056	407 PTA	45435 ANDES HILLS	09/09/22	\$331,000	\$72,820	\$66,200	\$59,580	\$135,060	\$270,118	\$105,882	\$45,000
ANDES HILLS OCCP 784	R1620	50-22-16-451-061	407 PTA	45485 ANDES HILLS	01/18/23	\$360,000	\$79,200	\$72,000	\$64,800	\$126,250	\$252,501	\$152,499	\$45,000
USE \$50,000					AVERAGE	\$345,500	\$76,010	\$69,100	\$62,190	\$130,655	\$261,310	\$129,191	\$45,000
11% INCREASE					MEDIAN	\$345,500	\$76,010	\$69,100	\$62,190	\$130,655	\$261,310	\$129,191	\$45,000
													13.0%
Asbury Park	R1621	50-22-16-300-058	407 PTA	26508 MANDALAY	09/16/21	\$849,900	\$186,978	\$169,980	\$152,982	\$456,470	\$912,935	\$121,965	\$185,000
Asbury Park	R1621	50-22-16-300-059	407 PTA	26500 MANDALAY	03/11/22	\$1,040,000	\$228,800	\$208,000	\$187,200	\$498,280	\$996,554	\$228,446	\$185,000
Asbury Park	R1621	50-22-16-300-060	407 WD	26492 MANDALAY	10/13/22	\$1,250,000	\$275,000	\$250,000	\$225,000	\$608,190	\$1,216,377	\$218,623	\$185,000
Asbury Park	R1621	50-22-16-300-073	407 PTA	26391 MANDALAY	12/08/21	\$1,050,000	\$231,000	\$210,000	\$189,000	\$545,810	\$1,091,610	\$143,390	\$185,000
Asbury Park	R1621	50-22-16-300-084	407 PTA	26255 MANDALAY	02/16/22	\$907,000	\$199,540	\$181,400	\$163,260	\$464,640	\$929,274	\$162,726	\$185,000
Asbury Park	R1621	50-22-16-451-074	407 PTA	26128 MANDALAY	01/14/22	\$1,100,000	\$242,000	\$220,000	\$198,000	\$520,340	\$1,040,682	\$244,318	\$185,000
LEAVE LAND STABLE AT \$185,000					AVERAGE	\$1,032,817	\$227,220	\$206,563	\$185,907	\$515,622	\$1,031,239	\$186,578	\$185,000
					MEDIAN	\$1,045,000	\$229,900	\$209,000	\$188,100	\$509,310	\$1,018,618	\$190,675	\$185,000
													17.7%
SEC 16 ACREAGE	R1651	50-22-16-300-006	401 PTA	26270 BECK	04/15/22	\$345,000	\$75,900	\$69,000	\$62,100	\$147,790	\$295,580	\$125,916	\$76,500
SEC 16 ACREAGE	R1651	50-22-16-300-015	401 PTA	46900 ELEVEN MILE	11/24/21	\$450,000	\$99,000	\$90,000	\$81,000	\$226,570	\$453,140	\$134,493	\$137,638
SEC 16 ACREAGE	R1651	50-22-16-300-046	401 PTA	26250 BECK	10/20/21	\$250,000	\$55,000	\$50,000	\$45,000	\$111,890	\$223,780	\$111,522	\$85,300
Building Site		85,000			AVERAGE	\$348,333	\$76,633	\$69,667	\$62,700	\$162,083	\$324,167	\$123,977	\$99,813
Residual		28,300			MEDIAN	\$345,000	\$75,900	\$69,000	\$62,100	\$147,790	\$295,580	\$125,916	\$85,300
Low & Wet		3,000											24.7%
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-073	407 PTA	48700 ROCKVIEW	04/22/21	\$501,585	\$110,349	\$100,317	\$90,285	\$275,110	\$550,228	\$36,357	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-038	407 PTA	48749 ROCKVIEW	05/10/21	\$476,175	\$104,759	\$95,235	\$85,712	\$261,810	\$523,624	\$37,551	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-072	407 WD	48678 ROCKVIEW	09/28/21	\$504,395	\$110,967	\$100,879	\$90,791	\$275,830	\$551,662	\$37,733	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-028	407 PTA	48566 WINDFALL	06/18/21	\$505,307	\$111,168	\$101,061	\$90,955	\$276,030	\$552,069	\$38,238	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-059	407 PTA	48719 WINDFALL	11/29/21	\$529,935	\$116,586	\$105,987	\$95,388	\$288,190	\$576,379	\$38,556	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-037	407 PTA	48743 ROCKVIEW	05/06/21	\$482,360	\$106,119	\$96,472	\$86,825	\$263,400	\$526,790	\$40,570	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-038	407 PTA	48749 ROCKVIEW	11/08/22	\$480,000	\$105,600	\$96,000	\$86,400	\$261,810	\$523,624	\$41,376	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-063	407 PTA	48667 WINDFALL	06/28/21	\$512,255	\$112,696	\$102,451	\$92,206	\$276,420	\$552,845	\$44,410	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-060	407 PTA	48713 WINDFALL	11/29/21	\$540,250	\$118,855	\$108,050	\$97,245	\$288,500	\$577,006	\$48,244	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-020	407 PTA	48668 WINDFALL	12/07/21	\$524,630	\$115,419	\$104,926	\$94,433	\$279,020	\$558,049	\$51,581	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-069	407 PTA	48648 ROCKVIEW	06/08/21	\$550,115	\$121,025	\$110,023	\$99,021	\$287,420	\$574,831	\$60,284	\$85,000

THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-080	407	PTA	48788	ROCKVIEW	09/30/22	\$523,500	\$115,170	\$104,700	\$94,230	\$273,920	\$547,838	\$60,662	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-058	407	PTA	48741	WINDFALL	12/30/21	\$527,206	\$115,985	\$105,441	\$94,897	\$275,740	\$551,484	\$60,722	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-054	407	WD	48795	WINDFALL	12/30/21	\$553,750	\$121,825	\$110,750	\$99,675	\$288,330	\$576,656	\$62,094	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-064	407	PTA	48661	WINDFALL	06/28/21	\$552,500	\$121,550	\$110,500	\$99,450	\$285,470	\$570,945	\$66,555	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-017	407	PTA	48698	WINDFALL	11/23/21	\$536,530	\$118,037	\$107,306	\$96,575	\$275,810	\$551,628	\$69,902	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-021	407	PTA	48646	WINDFALL	10/29/21	\$538,432	\$118,455	\$107,686	\$96,918	\$275,810	\$551,628	\$71,804	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-023	407	PTA	48620	WINDFALL	09/22/21	\$546,095	\$120,141	\$109,219	\$98,297	\$279,620	\$559,231	\$71,864	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-016	407	PTA	48718	WINDFALL	12/20/21	\$540,030	\$118,807	\$108,006	\$97,205	\$275,810	\$551,628	\$73,402	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-018	407	PTA	48692	WINDFALL	11/23/21	\$560,180	\$123,240	\$112,036	\$100,832	\$285,530	\$571,067	\$74,113	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-025	407	PTA	48596	WINDFALL	08/18/21	\$520,620	\$114,536	\$104,124	\$93,712	\$265,210	\$530,423	\$75,197	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-053	407	PTA	48801	WINDFALL	12/30/21	\$564,985	\$124,297	\$112,997	\$101,697	\$287,220	\$574,434	\$75,551	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-067	407	PTA	48622	ROCKVIEW	05/21/21	\$519,242	\$114,233	\$103,848	\$93,464	\$262,420	\$524,841	\$79,401	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-024	407	PTA	48614	WINDFALL	09/22/21	\$567,660	\$124,885	\$113,532	\$102,179	\$285,530	\$571,067	\$81,593	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-055	407	PTA	48777	WINDFALL	03/30/22	\$576,280	\$126,782	\$115,256	\$103,730	\$289,060	\$578,114	\$83,166	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-012	407	PTA	48772	WINDFALL	02/15/22	\$545,510	\$120,012	\$109,102	\$98,192	\$273,530	\$547,062	\$83,448	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-052	407	PTA	48821	WINDFALL	03/31/22	\$530,365	\$116,680	\$106,073	\$95,466	\$264,790	\$529,581	\$85,784	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-075	407	PTA	48732	ROCKVIEW	03/01/23	\$499,990	\$109,998	\$99,998	\$89,998	\$249,120	\$498,234	\$86,756	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-056	407	PTA	48771	WINDFALL	03/30/22	\$581,310	\$127,888	\$116,262	\$104,636	\$289,060	\$578,114	\$88,196	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-077	407	PTA	48756	ROCKVIEW	06/28/22	\$499,000	\$109,780	\$99,800	\$89,820	\$247,490	\$494,972	\$89,028	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-051	407	WD	48827	WINDFALL	04/18/22	\$589,112	\$129,605	\$117,822	\$106,040	\$290,070	\$580,130	\$93,982	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-007	407	PTA	48828	WINDFALL	02/23/22	\$591,832	\$130,203	\$118,366	\$106,530	\$291,330	\$582,657	\$94,175	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-050	407	PTA	48847	WINDFALL	04/14/22	\$583,905	\$128,459	\$116,781	\$105,103	\$287,150	\$574,301	\$94,604	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-057	407	PTA	48747	WINDFALL	12/30/21	\$563,052	\$123,871	\$112,610	\$101,349	\$276,540	\$553,081	\$94,971	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-011	407	WD	48778	WINDFALL	02/18/22	\$531,730	\$116,981	\$106,346	\$95,711	\$260,710	\$521,423	\$95,307	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-008	407	PTA	48822	WINDFALL	02/25/22	\$603,345	\$132,736	\$120,669	\$108,602	\$293,130	\$586,256	\$102,089	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-019	407	PTA	48674	WINDFALL	12/07/21	\$571,600	\$125,752	\$114,320	\$102,888	\$276,050	\$552,109	\$104,491	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-015	407	PTA	48724	WINDFALL	12/21/21	\$548,285	\$120,623	\$109,657	\$98,691	\$264,090	\$528,189	\$105,096	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-009	407	PTA	48802	WINDFALL	02/24/22	\$644,346	\$141,756	\$128,869	\$115,982	\$311,590	\$623,181	\$106,165	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-049	407	PTA	48853	WINDFALL	03/29/22	\$579,530	\$127,497	\$115,906	\$104,315	\$277,670	\$555,341	\$109,189	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-006	407	PTA	48848	WINDFALL	02/25/22	\$586,060	\$128,933	\$117,212	\$105,491	\$279,870	\$559,742	\$111,318	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-022	407	PTA	48640	WINDFALL	10/29/21	\$579,145	\$127,412	\$115,829	\$104,246	\$275,810	\$551,628	\$112,517	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-010	407	WD	48796	WINDFALL	02/24/22	\$610,540	\$134,319	\$122,108	\$109,897	\$291,330	\$582,657	\$112,883	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-014	407	PTA	48744	WINDFALL	12/22/21	\$582,442	\$128,137	\$116,488	\$104,840	\$275,810	\$551,628	\$115,814	\$85,000
THE VILLAS AT STONEBROOK, OCCP 2270	R1720	50-22-17-301-078	407	WD	48762	ROCKVIEW	08/19/22	\$529,990	\$116,598	\$105,998	\$95,398	\$248,510	\$497,025	\$117,965	\$85,000

USE \$95,000  
11.76% INCREASE

AVERAGE \$546,336 \$120,194 \$109,267 \$98,340 \$276,948 \$553,898 \$77,438 \$85,000  
MEDIAN \$545,510 \$120,012 \$109,102 \$98,192 \$276,050 \$552,109 \$79,401 \$85,000

15.6%

SEC 17 & 18 Acreage R1750

NO SALES

9 parcels

14.3% INCREASE

Building Site 80,000

Residual 26,700

Low & Wet 3,000

ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-427-019	407	PTA	26500	ANCHORAGE	09/14/21	\$825,000	\$181,500	\$165,000	\$148,500	\$374,200	\$748,408	\$206,592	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-428-007	407	WD	26535	GLENWOOD	11/10/22	\$945,000	\$207,900	\$189,000	\$170,100	\$431,160	\$862,327	\$212,673	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-427-013	407	PTA	26577	ANCHORAGE	06/03/22	\$1,025,000	\$225,500	\$205,000	\$184,500	\$462,980	\$925,962	\$229,038	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-428-001	407	PTA	26439	GLENWOOD	08/30/21	\$934,900	\$205,678	\$186,980	\$168,282	\$402,590	\$805,186	\$259,714	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-428-005	407	PTA	26503	GLENWOOD	07/28/21	\$900,000	\$198,000	\$180,000	\$162,000	\$380,810	\$761,621	\$268,379	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-429-008	407	PTA	26497	CRESTWOOD	09/10/21	\$940,000	\$206,800	\$188,000	\$169,200	\$392,470	\$784,938	\$285,062	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-427-012	407	PTA	26565	ANCHORAGE	08/06/21	\$912,500	\$200,750	\$182,500	\$164,250	\$377,340	\$754,680	\$287,820	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-429-008	407	PTA	26497	CRESTWOOD	08/01/22	\$950,000	\$209,000	\$190,000	\$171,000	\$392,470	\$784,938	\$295,062	\$130,000
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-429-007	407	PTA	26481	CRESTWOOD	06/29/22	\$800,000	\$176,000	\$160,000	\$144,000	\$316,490	\$632,974	\$297,026	\$130,000

ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-428-009	407 PTA	49852 LEYLAND	09/20/22	\$975,000	\$214,500	\$195,000	\$175,500	\$397,710	\$795,427	\$309,573	\$130,000	
USE \$150,000 BASE, 15.38% INCREASE						\$937,450	\$206,239	\$187,490	\$168,741				\$130,000	
USE \$165,000 PREMIUM, 10.% INCREASE													13.9%	
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-426-001	407 PTA	49574 TIMBER	05/17/21	\$850,000	\$187,000	\$170,000	\$153,000	\$435,060	\$870,116	\$129,884	\$150,000	
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-426-020	407 PTA	49885 LEYLAND	06/17/21	\$915,000	\$201,300	\$183,000	\$164,700	\$415,680	\$831,359	\$233,641	\$150,000	
ISLAND LK VINEYARDS OCCP 1271	R1820	50-22-18-426-006	407 PTA	26391 GLENWOOD	07/20/22	\$950,000	\$209,000	\$190,000	\$171,000	\$425,880	\$851,752	\$248,248	\$150,000	
USE \$165,000 for premium						AVERAGE	\$905,000	\$199,100	\$181,000	\$162,900	\$425,540	\$851,076	\$203,924	\$150,000
10.00% INCREASE						MEDIAN	\$915,000	\$201,300	\$183,000	\$164,700	\$425,880	\$851,752	\$233,641	\$150,000
ISLAND LK ARBORS OCCP 1358 & 1659	R1823	50-22-18-276-009	407 PTA	26663 ISLAND LAKE	05/13/21	\$383,000	\$84,260	\$76,600	\$68,940	\$224,290	\$448,575	\$3,425	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-040	407 PTA	26389 FIELDSTONE	07/23/21	\$390,000	\$85,800	\$78,000	\$70,200	\$202,610	\$405,213	\$53,787	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-045	407 WD	26330 FIELDSTONE	07/06/21	\$432,000	\$95,040	\$86,400	\$77,760	\$223,380	\$446,760	\$54,240	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-123	407 PTA	26199 FIELDSTONE	08/31/21	\$389,000	\$85,580	\$77,800	\$70,020	\$200,170	\$400,346	\$57,654	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-007	407 PTA	26432 FIELDSTONE	10/08/21	\$385,000	\$84,700	\$77,000	\$69,300	\$197,950	\$395,893	\$58,107	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-046	407 PTA	26328 FIELDSTONE	11/12/21	\$391,000	\$86,020	\$78,200	\$70,380	\$199,630	\$399,263	\$60,737	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-071	407 PTA	50005 STREAMWOOD	03/31/22	\$433,000	\$95,260	\$86,600	\$77,940	\$216,640	\$433,276	\$68,724	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-035	407 PTA	26417 FIELDSTONE	12/07/21	\$430,000	\$94,600	\$86,000	\$77,400	\$212,060	\$424,115	\$74,885	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-099	407 PTA	26170 FIELDSTONE	09/09/22	\$407,000	\$89,540	\$81,400	\$73,260	\$198,920	\$397,847	\$78,153	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-023	407 PTA	26424 ISLAND LAKE	08/12/21	\$425,000	\$93,500	\$85,000	\$76,500	\$206,230	\$412,466	\$81,534	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-022	407 PTA	26422 ISLAND LAKE	11/05/21	\$400,000	\$88,000	\$80,000	\$72,000	\$191,950	\$383,890	\$85,110	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-051	407 PTA	26300 FIELDSTONE	04/21/22	\$430,000	\$94,600	\$86,000	\$77,400	\$205,570	\$411,148	\$87,852	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-067	407 PTA	26384 ISLAND LAKE	08/26/22	\$422,000	\$92,840	\$84,400	\$75,960	\$198,230	\$396,454	\$94,546	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-026	407 PTA	26448 ISLAND LAKE	08/12/21	\$410,000	\$90,200	\$82,000	\$73,800	\$191,030	\$382,066	\$96,934	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-123	407 PTA	26199 FIELDSTONE	10/13/22	\$435,000	\$95,700	\$87,000	\$78,300	\$200,170	\$400,346	\$103,654	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-065	407 PTA	26380 ISLAND LAKE	05/12/22	\$486,000	\$106,920	\$97,200	\$87,480	\$221,010	\$442,014	\$112,986	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-078	407 PTA	26357 FIELDSTONE	06/17/22	\$485,000	\$106,700	\$97,000	\$87,300	\$219,730	\$439,453	\$114,547	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-050	407 PTA	26302 FIELDSTONE	06/13/22	\$435,000	\$95,700	\$87,000	\$78,300	\$194,210	\$388,419	\$115,581	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-060	407 PTA	49972 BLACKBERRY	01/17/23	\$495,000	\$108,900	\$99,000	\$89,100	\$222,520	\$445,031	\$118,969	\$69,000	
ISLAND LK ARBORS OCCP 1358 & 1659	R1821	50-22-18-401-077	407 PTA	26359 FIELDSTONE	07/06/22	\$470,000	\$103,400	\$94,000	\$84,600	\$207,070	\$414,130	\$124,870	\$69,000	
USE \$77,000						AVERAGE	\$426,650	\$93,863	\$85,330	\$76,797	\$206,669	\$413,335	\$82,315	\$69,000
11.59% INCREASE						MEDIAN	\$427,500	\$94,050	\$85,500	\$76,950	\$204,090	\$408,181	\$83,322	\$69,000
													16.1%	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-015	407 PTA	49646 TIMBER	11/30/21	\$459,900	\$101,178	\$91,980	\$82,782	\$242,360	\$484,720	\$63,180	\$88,000	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-020	407 PTA	49672 TIMBER	07/15/22	\$509,900	\$112,178	\$101,980	\$91,782	\$279,600	\$559,191	\$38,709	\$88,000	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-020	407 PTA	49672 TIMBER	09/21/22	\$522,000	\$114,840	\$104,400	\$93,960	\$279,600	\$559,191	\$50,809	\$88,000	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-021	407 WD	49674 TIMBER	11/08/22	\$495,000	\$108,900	\$99,000	\$89,100	\$278,310	\$556,617	\$26,383	\$88,000	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-022	407 PTA	49676 TIMBER	06/10/21	\$479,000	\$105,380	\$95,800	\$86,220	\$256,990	\$513,980	\$53,020	\$88,000	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-023	407 PTA	49698 TIMBER	06/09/22	\$524,000	\$115,280	\$104,800	\$94,320	\$287,000	\$574,000	\$38,000	\$88,000	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-028	407 PTA	26125 ISLAND LAKE	05/10/21	\$479,000	\$105,380	\$95,800	\$86,220	\$256,720	\$513,448	\$53,552	\$88,000	
ISLAND LK NTH WDS OCCP 1415	R1822	50-22-18-451-033	407 PTA	26033 ISLAND LAKE	06/09/21	\$485,000	\$106,700	\$97,000	\$87,300	\$260,540	\$521,070	\$51,930	\$88,000	
USE \$88,000, leave stable						AVERAGE	\$494,225	\$108,730	\$98,845	\$88,961	\$267,640	\$535,277	\$46,948	\$88,000
						MEDIAN	\$490,000	\$107,800	\$98,000	\$88,200	\$269,425	\$538,844	\$51,370	\$88,000
Knightsbridge Gate	R1824	50-22-18-101-278	407 PTA	27635 BELGRAVE	09/01/21	\$400,500	\$88,110	\$80,100	\$72,090	\$212,410	\$424,810	\$45,690	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-283	407 WD	27555 BELGRAVE	04/09/21	\$401,000	\$88,220	\$80,200	\$72,180	\$211,950	\$423,898	\$47,102	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-098	407 PTA	27079 LADBROKE	11/18/21	\$427,000	\$93,940	\$85,400	\$76,860	\$194,840	\$389,687	\$107,313	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-034	407 PTA	26991 VICTORIA	05/14/21	\$433,000	\$95,260	\$86,600	\$77,940	\$211,470	\$422,942	\$80,058	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-267	407 PTA	51284 E BOURNE	11/19/21	\$435,000	\$95,700	\$87,000	\$78,300	\$202,330	\$404,657	\$100,343	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-274	407 PTA	27699 BELGRAVE	08/06/21	\$440,000	\$96,800	\$88,000	\$79,200	\$236,460	\$472,911	\$37,089	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-284	407 PTA	27539 BELGRAVE	12/11/21	\$440,000	\$96,800	\$88,000	\$79,200	\$207,400	\$414,799	\$95,201	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-319	407 PTA	27330 BENJAMINS	12/05/22	\$440,000	\$96,800	\$88,000	\$79,200	\$204,740	\$409,471	\$100,529	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-093	407 PTA	27092 LADBROKE	09/27/21	\$442,000	\$97,240	\$88,400	\$79,560	\$206,090	\$412,180	\$99,820	\$70,000	
Knightsbridge Gate	R1824	50-22-18-101-224	407 PTA	27570 CROMWELL	08/26/21	\$455,000	\$100,100	\$91,000	\$81,900	\$214,590	\$429,187	\$95,813	\$70,000	







Use -5% adj. for busy road  
11.11% INCREASE

14.8%

Island Lk Shores S OCCP#1553	R1924	50-22-19-176-002	407	PTA	51014 DRAKES BAY	11/08/22	\$1,600,000	\$352,000	\$320,000	\$288,000	\$930,290	\$1,860,578	\$89,422	\$350,000
Island Lk Shores S OCCP#1553	R1924	50-22-19-176-013	407	PTA	50596 DRAKES BAY	11/22/21	\$1,760,000	\$387,200	\$352,000	\$316,800	\$859,900	\$1,719,809	\$390,191	\$350,000
Island Lk Shores S OCCP#1553	R1924	50-22-19-401-002	407	PTA	50368 DRAKES BAY	07/21/22	\$1,867,500	\$410,850	\$373,500	\$336,150	\$1,101,570	\$2,203,144	\$14,356	\$350,000
<b>LEAVE LAND STABLE AT \$350,000</b>						AVERAGE	\$1,742,500	\$383,350	\$348,500	\$313,650	\$963,920	\$1,927,844	\$164,656	\$350,000
<b>1 acre + sites, Island Lake frontage</b>						MEDIAN	\$1,760,000	\$387,200	\$352,000	\$316,800	\$930,290	\$1,860,578	\$89,422	\$350,000

19.9%

ISLAND LK ORCHARDS DRAKES BAY	R1927	50-22-19-376-001	407	PTA	50121 DRAKES BAY	12/30/21	\$1,110,000	\$244,200	\$222,000	\$199,800	\$462,360	\$924,715	\$325,285	\$140,000
ISLAND LK ORCHARDS DRAKES BAY	R1927	50-22-19-376-005	407	PTA	50241 DRAKES BAY	08/01/22	\$965,000	\$212,300	\$193,000	\$173,700	\$452,570	\$905,140	\$199,860	\$140,000
<b>USE \$160,000</b>						AVERAGE	\$1,037,500	\$228,250	\$207,500	\$186,750	\$457,465	\$914,928	\$262,573	\$140,000
<b>14.28% INCREASE</b>						MEDIAN	\$1,037,500	\$228,250	\$207,500	\$186,750	\$457,465	\$914,928	\$262,573	\$140,000

13.5%

ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-376-022	407	PTA	50572 LANGLEY	08/18/21	\$830,000	\$182,600	\$166,000	\$149,400	\$382,070	\$764,140	\$195,860	\$130,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-376-025	407	PTA	50548 LANGLEY	07/29/21	\$750,000	\$165,000	\$150,000	\$135,000	\$328,990	\$657,985	\$222,015	\$130,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-376-031	407	PTA	50567 LANGLEY	01/28/22	\$665,000	\$146,300	\$133,000	\$119,700	\$285,250	\$570,495	\$224,505	\$130,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-376-044	407	PTA	24262 TERRA DEL MAR	07/11/22	\$813,000	\$178,860	\$162,600	\$146,340	\$389,660	\$779,326	\$163,674	\$130,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-376-052	407	PTA	50688 BILLENCA	12/10/21	\$770,000	\$169,400	\$154,000	\$138,600	\$395,550	\$791,099	\$108,901	\$130,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-377-017	407	PTA	50721 CALVERT ISLE	05/26/22	\$907,000	\$199,540	\$181,400	\$163,260	\$404,750	\$809,495	\$217,505	\$120,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-377-021	407	PTA	50769 CALVERT ISLE	01/21/22	\$750,000	\$165,000	\$150,000	\$135,000	\$352,850	\$705,698	\$164,302	\$120,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-377-045	407	PTA	50865 CALVERT ISLE	01/14/22	\$795,000	\$174,900	\$159,000	\$143,100	\$374,540	\$749,084	\$165,916	\$120,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-377-063	407	PTA	24779 NEPAVINE	08/02/22	\$760,000	\$167,200	\$152,000	\$136,800	\$318,050	\$636,109	\$243,891	\$120,000
ISLAND LK ORCHARDS HIGHLANDS	R1928	50-22-19-451-017	407	PTA	50371 LANGLEY	02/24/22	\$750,000	\$165,000	\$150,000	\$135,000	\$332,550	\$665,108	\$204,892	\$120,000
<b>USE \$140,000 for all</b>						AVERAGE	\$779,000	\$171,380	\$155,800	\$140,220	\$356,426	\$712,854	\$191,146	\$125,000
<b>COME BACK IF TIME AND SEE IF SITE ADJUSTMENTS ARE NEEDED FOR SIZE OR VIEW</b>						MEDIAN	\$765,000	\$168,300	\$153,000	\$137,700	\$363,695	\$727,391	\$200,376	\$125,000

16.3%  
\$182,991  
\$199,301

THE PRESERVE AT ISLAND LAKE	R1929	50-22-19-378-015	407	PTA	50922 DENALI	05/28/21	\$926,000	\$203,720	\$185,200	\$166,680	\$441,770	\$883,540	\$182,460	\$140,000
THE PRESERVE AT ISLAND LAKE	R1929	50-22-19-378-027	407	WD	24525 NEPAVINE	12/30/22	\$821,750	\$180,785	\$164,350	\$147,915	\$425,670	\$851,334	\$110,416	\$140,000
<b>USE \$150,000</b>						AVERAGE	\$873,875	\$174,536	\$174,775	\$157,298	\$433,720	\$867,437	\$146,438	\$140,000
<b>7.14% INCREASE</b>						MEDIAN	\$873,875	\$169,840	\$174,775	\$157,298	\$433,720	\$867,437	\$146,438	\$140,000

16.0%

BIRCHWOODS	R2001	50-22-20-151-010	401	PTA	25360 BIRCHWOODS	02/28/22	\$527,000	\$115,940	\$105,400	\$94,860	\$234,510	\$469,021	\$124,979	\$67,000
BIRCHWOODS	R2001	50-22-20-152-004	401	PTA	25430 WIXOM	08/12/22	\$500,000	\$110,000	\$100,000	\$90,000	\$237,400	\$474,796	\$86,854	\$61,650
BIRCHWOODS	R2001	50-22-20-152-027	401	PTA	24960 DELMONT	07/20/22	\$439,000	\$96,580	\$87,800	\$79,020	\$192,210	\$384,422	\$133,279	\$78,701
<b>USE \$800/FF, RESULTS IN MEDIAN OF \$78,000</b>						AVERAGE	\$488,667	\$107,507	\$97,733	\$87,960	\$221,373	\$442,746	\$115,037	\$69,117
<b>16.79% INCREASE</b>						MEDIAN	\$500,000	\$110,000	\$100,000	\$90,000	\$234,510	\$469,021	\$124,979	\$67,000

13.4%

NOTTINGHAM/PEBBLE RIDGE	R2002	50-22-20-177-005	401	PTA	48808 DELMONT	05/24/22	\$615,000	\$135,300	\$123,000	\$110,700	\$259,570	\$519,139	\$181,061	\$85,200
NOTTINGHAM/PEBBLE RIDGE	R2002	50-22-20-326-003	401	PTA	48832 PEBBLE	07/22/22	\$493,000	\$108,460	\$98,600	\$88,740	\$242,420	\$484,834	\$80,861	\$72,695
NOTTINGHAM/PEBBLE RIDGE	R2002	50-22-20-326-007	401	PTA	48776 PEBBLE	06/10/21	\$477,000	\$104,940	\$95,400	\$85,860	\$227,630	\$455,269	\$95,273	\$73,542
NOTTINGHAM/PEBBLE RIDGE	R2002	50-22-20-326-011	401	WD	48805 DELMONT	09/01/21	\$540,000	\$118,800	\$108,000	\$97,200	\$245,900	\$491,792	\$133,408	\$85,200
NOTTINGHAM/PEBBLE RIDGE	R2002	50-22-20-327-009	401	PTA	48770 KENT	04/18/22	\$515,000	\$113,300	\$103,000	\$92,700	\$239,010	\$478,023	\$117,383	\$80,406
NOTTINGHAM/PEBBLE RIDGE	R2002	50-22-20-376-031	401	WD	24466 NOTTINGHAM	03/16/23	\$600,000	\$132,000	\$120,000	\$108,000	\$249,780	\$499,554	\$178,392	\$77,946
NOTTINGHAM/PEBBLE RIDGE	R2002	50-22-20-376-034	401	PTA	48765 THORNBURY	10/20/21	\$422,500	\$92,950	\$84,500	\$76,050	\$186,200	\$372,390	\$123,638	\$73,528
<b>USE \$815/FF, RESULTS IN MEDIAN OF \$90,000</b>						AVERAGE	\$523,214	\$115,107	\$104,643	\$94,179	\$235,787	\$471,572	\$130,002	\$78,360
<b>14.8% INCREASE</b>						MEDIAN	\$515,000	\$113,300	\$103,000	\$92,700	\$242,420	\$484,834	\$123,638	\$77,946

15.1%

Mocking Bird	R2004	50-22-20-452-028	401 PTA	47675 MOCKINGBIRD	06/25/21	\$600,000	\$132,000	\$120,000	\$108,000	\$258,050	\$516,097	\$189,748	\$105,845
Mocking Bird	R2004	50-22-20-452-034	401 PTA	24284 WOODHAM	02/28/22	\$530,777	\$116,771	\$106,155	\$95,540	\$251,460	\$502,920	\$116,938	\$89,081
<b>use \$850 FF</b>					<b>AVERAGE</b>	<b>\$565,389</b>	<b>\$124,385</b>	<b>\$113,078</b>	<b>\$101,770</b>	<b>\$254,755</b>	<b>\$509,509</b>	<b>\$153,343</b>	<b>\$97,463</b>
<b>9.7% INCREASE, RESULTS IN MEDIAN OF \$100,200</b>					<b>MEDIAN</b>	<b>\$565,389</b>	<b>\$124,385</b>	<b>\$113,078</b>	<b>\$101,770</b>	<b>\$254,755</b>	<b>\$509,509</b>	<b>\$153,343</b>	<b>\$97,463</b>
													17.2%
GREENWOOD OAKS	R2005	50-22-20-451-005	401 PTA	24406 NANTUCKET	02/23/22	\$703,000	\$154,660	\$140,600	\$126,540	\$338,440	\$676,875	\$134,832	\$108,707
GREENWOOD OAKS	R2005	50-22-20-452-006	401 PTA	24359 NANTUCKET	04/23/21	\$600,000	\$132,000	\$120,000	\$108,000	\$279,890	\$559,786	\$142,157	\$101,943
GREENWOOD OAKS	R2005	50-22-20-452-009	401 WD	24323 LYNWOOD	08/20/21	\$600,000	\$132,000	\$120,000	\$108,000	\$257,510	\$515,020	\$175,479	\$90,499
GREENWOOD OAKS	R2005	50-22-20-453-001	401 WD	47655 GREENWICH	08/15/22	\$590,000	\$129,800	\$118,000	\$106,200	\$273,220	\$546,435	\$131,140	\$87,575
GREENWOOD OAKS	R2005	50-22-20-476-003	401 PTA	24402 HOLYOKE	06/29/22	\$625,000	\$137,500	\$125,000	\$112,500	\$289,360	\$578,728	\$137,656	\$91,384
GREENWOOD OAKS	R2005	50-22-20-476-010	401 PTA	24416 SALEM	06/02/21	\$650,000	\$143,000	\$130,000	\$117,000	\$333,350	\$666,701	\$84,110	\$100,811
GREENWOOD OAKS	R2005	50-22-20-477-002	401 PTA	24405 HOLYOKE	02/02/23	\$620,000	\$136,400	\$124,000	\$111,600	\$293,440	\$586,889	\$129,146	\$96,035
GREENWOOD OAKS	R2005	50-22-20-478-001	401 PTA	47619 GREENWICH	08/25/22	\$610,000	\$134,200	\$122,000	\$109,800	\$269,760	\$539,527	\$160,972	\$90,499
GREENWOOD OAKS	R2005	50-22-20-480-007	401 PTA	47527 GREENWICH	08/30/21	\$665,000	\$146,300	\$133,000	\$119,700	\$326,240	\$652,483	\$122,552	\$110,035
GREENWOOD OAKS	R2005	50-22-20-480-016	401 PTA	47445 GREENWICH	08/15/22	\$580,000	\$127,600	\$116,000	\$104,400	\$268,220	\$536,433	\$147,891	\$104,324
GREENWOOD OAKS	R2005	50-22-20-480-017	401 WD	47431 CIDERMILL	05/25/22	\$530,000	\$116,600	\$106,000	\$95,400	\$248,930	\$497,855	\$119,907	\$87,762
<b>USE \$850 FF</b>					<b>AVERAGE</b>	<b>\$615,727</b>	<b>\$135,460</b>	<b>\$123,145</b>	<b>\$110,831</b>	<b>\$288,942</b>	<b>\$577,885</b>	<b>\$135,077</b>	<b>\$97,234</b>
<b>13.3% INCREASE</b>					<b>MEDIAN</b>	<b>\$610,000</b>	<b>\$134,200</b>	<b>\$122,000</b>	<b>\$109,800</b>	<b>\$279,890</b>	<b>\$559,786</b>	<b>\$134,832</b>	<b>\$96,035</b>
													15.7%
WARRINGTON MANOR	R2006	50-22-20-454-005	401 WD	24295 WARRINGTON	05/28/21	\$490,000	\$107,800	\$98,000	\$88,200	\$248,130	\$496,250	\$84,006	\$90,256
<b>USE \$825/ff</b>													
<b>See also R2005 &amp; R2004</b>													
<b>15.4% increase</b>													
Island Lk Rav Enclave #1271	R2020	50-22-20-100-022	407 PTA	49310 ALBATROSS	06/30/21	\$590,000	\$129,800	\$118,000	\$106,200	\$300,020	\$600,041	\$96,959	\$107,000
Island Lk Rav Enclave #1271	R2020	50-22-20-100-027	407 PTA	25766 PENINSULA	11/24/21	\$725,000	\$159,500	\$145,000	\$130,500	\$385,100	\$770,205	\$61,795	\$107,000
<b>USE \$120,000</b>					<b>AVERAGE</b>	<b>\$657,500</b>	<b>\$144,650</b>	<b>\$131,500</b>	<b>\$118,350</b>	<b>\$342,560</b>	<b>\$685,123</b>	<b>\$79,377</b>	<b>\$107,000</b>
<b>12.15% INCREASE</b>					<b>MEDIAN</b>	<b>\$657,500</b>	<b>\$144,650</b>	<b>\$131,500</b>	<b>\$118,350</b>	<b>\$342,560</b>	<b>\$685,123</b>	<b>\$79,377</b>	<b>\$107,000</b>
													16.3%
Island Lk Rav East #1271	R2021	50-22-20-301-032	407 PTA	25006 ACORN	03/13/23	\$750,000	\$165,000	\$150,000	\$135,000	\$333,410	\$666,814	\$190,186	\$107,000
Island Lk Rav East #1271	R2021	50-22-20-302-012	407 PTA	24982 SAMOSET	06/30/22	\$765,000	\$168,300	\$153,000	\$137,700	\$334,140	\$668,282	\$203,718	\$107,000
<b>USE \$120,000</b>					<b>AVERAGE</b>	<b>\$757,500</b>	<b>\$166,650</b>	<b>\$151,500</b>	<b>\$136,350</b>	<b>\$333,775</b>	<b>\$667,548</b>	<b>\$196,952</b>	<b>\$107,000</b>
<b>12.15% INCREASE</b>					<b>MEDIAN</b>	<b>\$757,500</b>	<b>\$166,650</b>	<b>\$151,500</b>	<b>\$136,350</b>	<b>\$333,775</b>	<b>\$667,548</b>	<b>\$196,952</b>	<b>\$107,000</b>
													14.1%
Kirkway Place 31572	R2022	50-22-20-276-003	407 PTA	25256 SUTTON	06/02/21	\$544,000	\$119,680	\$108,800	\$97,920	\$258,000	\$515,998	\$118,002	\$90,000
Kirkway Place 31572	R2022	50-22-20-276-018	407 PTA	25331 SUTTON	09/26/22	\$690,000	\$151,800	\$138,000	\$124,200	\$291,530	\$583,050	\$206,950	\$100,000
Kirkway Place 31572	R2022	50-22-20-276-019	407 PTA	25345 SUTTON	07/20/22	\$860,000	\$189,200	\$172,000	\$154,800	\$336,720	\$673,447	\$286,553	\$100,000
Kirkway Place 31572	R2022	50-22-20-276-028	407 PTA	25364 SUTTON	06/03/22	\$615,000	\$135,300	\$123,000	\$110,700	\$265,090	\$530,171	\$174,829	\$90,000
<b>USE \$115,000</b>					<b>AVERAGE</b>	<b>\$677,250</b>	<b>\$148,995</b>	<b>\$135,450</b>	<b>\$121,905</b>	<b>\$287,835</b>	<b>\$575,667</b>	<b>\$196,584</b>	<b>\$95,000</b>
<b>15.00% INCREASE</b>					<b>MEDIAN</b>	<b>\$652,500</b>	<b>\$143,550</b>	<b>\$130,500</b>	<b>\$117,450</b>	<b>\$278,310</b>	<b>\$556,611</b>	<b>\$190,890</b>	<b>\$95,000</b>
													14.6%
ISLAND LAKE RESERVE #2048	R2023	50-22-20-304-009	407 PTA	24878 ACORN	06/17/22	\$855,000	\$188,100	\$171,000	\$153,900	\$399,150	\$798,307	\$190,693	\$134,000
ISLAND LAKE RESERVE #2048	R2023	50-22-20-304-018	407 PTA	24801 MALLARD	05/14/21	\$780,000	\$171,600	\$156,000	\$140,400	\$361,650	\$723,292	\$190,708	\$134,000
ISLAND LAKE RESERVE #2048	R2023	50-22-20-304-024	407 PTA	24874 OVERLOOK	06/30/21	\$830,000	\$182,600	\$166,000	\$149,400	\$454,380	\$908,759	\$55,241	\$134,000
ISLAND LAKE RESERVE #2048	R2023	50-22-20-304-035	407 PTA	24814 ACORN	06/22/22	\$875,000	\$192,500	\$175,000	\$157,500	\$362,910	\$725,822	\$283,178	\$134,000
ISLAND LAKE RESERVE #2048	R2023	50-22-20-304-049	407 PTA	24586 ACORN	05/24/21	\$710,000	\$156,200	\$142,000	\$127,800	\$364,590	\$729,172	\$114,828	\$134,000
ISLAND LAKE RESERVE #2048	R2023	50-22-20-304-069	407 PTA	24641 ACORN	05/28/21	\$925,000	\$203,500	\$185,000	\$166,500	\$446,770	\$893,542	\$165,458	\$134,000
<b>USE \$150,000</b>					<b>AVERAGE</b>	<b>\$829,167</b>	<b>\$182,417</b>	<b>\$165,833</b>	<b>\$149,250</b>	<b>\$398,242</b>	<b>\$796,482</b>	<b>\$166,684</b>	<b>\$134,000</b>

12% increase MEDIAN \$842,500 \$185,350 \$168,500 \$151,650 \$381,870 \$763,740 \$178,076 \$134,000  
15.9%

VALENCIA EST #2053	R2024	50-22-20-402-001	407 PTA	47430 VALENCIA	05/26/21	\$707,500	\$155,650	\$141,500	\$127,350	\$381,690	\$763,388	\$67,612	\$123,500
VALENCIA EST #2053	R2024	50-22-20-402-003	407 PTA	47442 VALENCIA	05/12/22	\$830,000	\$182,600	\$166,000	\$149,400	\$371,820	\$743,634	\$209,866	\$123,500
VALENCIA EST #2053	R2024	50-22-20-402-023	407 WD	47576 VALENCIA	05/13/21	\$719,050	\$158,191	\$143,810	\$129,429	\$377,240	\$754,486	\$88,064	\$123,500
VALENCIA EST #2053	R2024	50-22-20-402-023	407 PTA	47576 VALENCIA	06/10/22	\$842,500	\$185,350	\$168,500	\$151,650	\$377,240	\$754,486	\$211,514	\$123,500
VALENCIA EST #2053	R2024	50-22-20-402-032	407 PTA	47481 VALENCIA	08/12/21	\$680,000	\$149,600	\$136,000	\$122,400	\$338,800	\$677,604	\$125,896	\$123,500
USE \$135,000					AVERAGE	\$755,810	\$166,278	\$151,162	\$136,046	\$369,358	\$738,720	\$140,590	\$123,500
9.31% INCREASE					MEDIAN	\$719,050	\$158,191	\$143,810	\$129,429	\$377,240	\$754,486	\$125,896	\$123,500
													17.2%

OBERLIN #2144	R2025	50-22-20-201-014	407 PTA	25648 OBERLIN	07/15/22	\$690,000	\$151,800	\$138,000	\$124,200	\$290,210	\$580,429	\$209,571	\$100,000
OBERLIN #2144	R2025	50-22-20-201-068	407 WD	25918 WEMBLEY	11/18/22	\$654,900	\$144,078	\$130,980	\$117,882	\$284,280	\$568,553	\$186,347	\$100,000
USE \$115,000					AVERAGE	\$672,450	\$147,939	\$134,490	\$121,041	\$287,245	\$574,491	\$197,959	\$100,000
15.00% INCREASE					MEDIAN	\$672,450	\$147,939	\$134,490	\$121,041	\$287,245	\$574,491	\$197,959	\$100,000
													14.9%

SEC 19 & 20 ACREAGE	R2050	50-22-20-100-014	401 WD	49225 ELEVEN MILE	09/15/21	\$450,000	\$99,000	\$90,000	\$81,000	\$219,220	\$438,444	\$151,362	\$139,806
SEC 19 & 20 ACREAGE	R2050	50-22-20-301-023	401 PTA	24847 DINSER	07/07/22	\$848,760	\$186,727	\$169,752	\$152,777	\$354,300	\$708,590	\$209,209	\$69,039
SEC 19 & 20 ACREAGE	R2050	50-22-20-301-041	401 PTA	24503 DINSER	08/31/22	\$460,000	\$101,200	\$92,000	\$82,800	\$194,560	\$389,116	\$164,184	\$93,300
SEC 19 & 20 ACREAGE	R2050	50-22-20-376-005	401 PTA	48700 TEN MILE	08/06/21	\$665,000	\$146,300	\$133,000	\$119,700	\$355,340	\$710,679	\$179,921	\$225,600
Building Site		110,000			AVERAGE	\$605,940	\$133,307	\$121,188	\$109,069	\$280,855	\$561,707	\$176,169	\$131,936
Residual		36,000			MEDIAN	\$562,500	\$123,750	\$112,500	\$101,250	\$286,760	\$573,517	\$172,053	\$116,553
Low & Wet		3,600											20.7%
Developmental		110,000											

22% overall increase  
See 22-20-301-023 sold vacant land \$160,000 / 0.712 ac  
See 22-20-100-012&007 - will require demo, 12.93 gross acre/9.93 net acres (low/wet)  
Sold \$1,150,000 10/2021 \$105,000 net acre / \$2705/FF

Pioneer Meadows	R2101	50-22-21-101-026	401 PTA	25762 BECK	10/07/22	\$549,900	\$120,978	\$109,980	\$98,982	\$261,830	\$523,662	\$77,538	\$51,300
Pioneer Meadows	R2101	50-22-21-102-010	401 PTA	25885 SIERRA	10/15/21	\$335,000	\$73,700	\$67,000	\$60,300	\$141,570	\$283,137	\$105,863	\$54,000
Pioneer Meadows	R2101	50-22-21-103-005	401 PTA	47215 ELEVEN MILE	08/18/22	\$280,000	\$61,600	\$56,000	\$50,400	\$123,660	\$247,328	\$78,125	\$45,453
Pioneer Meadows	R2101	50-22-21-103-008	401 PTA	47155 ELEVEN MILE	10/27/21	\$250,000	\$55,000	\$50,000	\$45,000	\$118,330	\$236,654	\$58,799	\$45,453
Pioneer Meadows	R2101	50-22-21-103-020	401 PTA	25842 SIERRA	03/11/22	\$355,000	\$78,100	\$71,000	\$63,900	\$166,800	\$333,592	\$75,023	\$53,615
Pioneer Meadows	R2101	50-22-21-103-031	401 PTA	25612 STRATH HAVEN	04/22/22	\$430,000	\$94,600	\$86,000	\$77,400	\$178,540	\$357,088	\$124,679	\$51,767
Pioneer Meadows	R2101	50-22-21-151-001	401 PTA	25766 GLAMORGAN	10/08/21	\$245,000	\$53,900	\$49,000	\$44,100	\$124,780	\$249,561	\$52,154	\$56,715
Pioneer Meadows	R2101	50-22-21-152-002	401 PTA	25684 BECK	05/20/21	\$245,000	\$53,900	\$49,000	\$44,100	\$112,140	\$224,287	\$69,313	\$48,600
Pioneer Meadows	R2101	50-22-21-152-009	401 PTA	25627 GLAMORGAN	02/23/22	\$360,000	\$79,200	\$72,000	\$64,800	\$151,980	\$303,965	\$117,002	\$60,967
use \$620/ff / median of \$59,400 for sales					AVERAGE	\$338,878	\$74,553	\$67,776	\$60,998	\$153,292	\$306,586	\$84,277	\$51,986
14.8% increase					MEDIAN	\$335,000	\$73,700	\$67,000	\$60,300	\$141,570	\$283,137	\$77,538	\$51,767
													15.5%

LOCHMOOR VILLAGE	R2102	50-22-21-126-016	401 PTA	25918 GLENMOOR	08/31/21	\$534,000	\$117,480	\$106,800	\$96,120	\$292,710	\$585,417	\$46,583	\$98,000
LOCHMOOR VILLAGE	R2102	50-22-21-126-021	401 PTA	25858 GLENMOOR	09/28/21	\$555,000	\$122,100	\$111,000	\$99,900	\$275,040	\$550,077	\$102,923	\$98,000
LOCHMOOR VILLAGE	R2102	50-22-21-127-009	401 WD	25881 GLENMOOR	08/08/21	\$510,000	\$112,200	\$102,000	\$91,800	\$264,180	\$528,368	\$68,681	\$87,049
LOCHMOOR VILLAGE	R2102	50-22-21-127-009	401 PTA	25881 GLENMOOR	09/24/21	\$510,000	\$112,200	\$102,000	\$91,800	\$264,180	\$528,368	\$68,681	\$87,049
LOCHMOOR VILLAGE	R2102	50-22-21-128-003	401 PTA	25869 LOCHMOOR	09/03/21	\$506,000	\$111,320	\$101,200	\$91,080	\$264,710	\$529,428	\$69,641	\$93,069
LOCHMOOR VILLAGE	R2102	50-22-21-128-004	401 PTA	25857 LOCHMOOR	06/09/22	\$579,500	\$127,490	\$115,900	\$104,310	\$261,390	\$522,770	\$134,546	\$77,816
LOCHMOOR VILLAGE	R2102	50-22-21-176-002	401 PTA	25852 LOCHMOOR	05/26/22	\$640,000	\$140,800	\$128,000	\$115,200	\$289,520	\$579,041	\$143,211	\$82,252
LOCHMOOR VILLAGE	R2102	50-22-21-176-027	401 PTA	25899 MULBERRY	10/14/21	\$500,000	\$110,000	\$100,000	\$90,000	\$243,530	\$487,067	\$95,185	\$82,252
LOCHMOOR VILLAGE	R2102	50-22-21-177-010	401 PTA	25823 GROVELAND	03/14/22	\$550,000	\$121,000	\$110,000	\$99,000	\$260,060	\$520,128	\$112,109	\$82,237
LOCHMOOR VILLAGE	R2102	50-22-21-178-006	401 PTA	25725 LOCHMOOR	09/02/21	\$482,500	\$106,150	\$96,500	\$86,850	\$236,160	\$472,311	\$101,958	\$91,769
USE \$1,110 FF / \$93,800 median for sales					AVERAGE	\$536,700	\$118,074	\$107,340	\$96,606	\$265,148	\$530,298	\$94,352	\$87,949
8% INCREASE					MEDIAN	\$522,000	\$114,840	\$104,400	\$93,960	\$264,180	\$528,368	\$98,572	\$87,049

BRIARWOOD OF NOVI	R2103	50-22-21-303-009	401 PTA	24500 BRAMBLEWOOD	06/07/22	\$477,500	\$105,050	\$95,500	\$85,950	\$202,380	\$404,757	\$152,743	\$80,000
BRIARWOOD OF NOVI	R2103	50-22-21-303-013	401 PTA	24593 REDWING	10/15/21	\$442,000	\$97,240	\$88,400	\$79,560	\$222,930	\$445,859	\$79,494	\$83,353
BRIARWOOD OF NOVI	R2103	50-22-21-303-016	401 WD	24545 REDWING	07/11/22	\$555,000	\$122,100	\$111,000	\$99,900	\$269,040	\$538,076	\$96,924	\$80,000
BRIARWOOD OF NOVI	R2103	50-22-21-331-001	401 PTA	24626 REDWING	05/18/22	\$440,000	\$96,800	\$88,000	\$79,200	\$211,330	\$422,650	\$107,350	\$90,000
BRIARWOOD OF NOVI	R2103	50-22-21-331-011	401 PTA	24466 REDWING	09/13/21	\$512,500	\$112,750	\$102,500	\$92,250	\$253,850	\$507,703	\$89,325	\$84,528
BRIARWOOD OF NOVI	R2103	50-22-21-331-012	401 PTA	24454 REDWING	05/27/21	\$500,000	\$110,000	\$100,000	\$90,000	\$244,910	\$489,812	\$100,188	\$90,000
BRIARWOOD OF NOVI	R2103	50-22-21-352-003	401 WD	24395 BRAMBLEWOOD	02/22/23	\$454,000	\$99,880	\$90,800	\$81,720	\$200,710	\$401,411	\$135,335	\$82,746
BRIARWOOD OF NOVI	R2103	50-22-21-352-006	401 PTA	24363 BRAMBLEWOOD	05/04/22	\$493,000	\$108,460	\$98,600	\$88,740	\$237,990	\$475,970	\$97,030	\$80,000
BRIARWOOD OF NOVI	R2103	50-22-21-377-004	401 PTA	24268 BRAMBLEWOOD	01/07/22	\$500,000	\$110,000	\$100,000	\$90,000	\$219,100	\$438,196	\$141,804	\$80,000

USE \$1,100/FF / \$91,000 MEDIAN FOR SALES AVERAGE \$486,000 \$106,920 \$97,200 \$87,480 \$229,138 \$458,270 \$111,133 \$83,403  
 10% INCREASE MEDIAN \$493,000 \$108,460 \$98,600 \$88,740 \$222,930 \$445,859 \$100,188 \$82,746  
 16.8%

Roma Ridge	R2104	50-22-21-326-015	401 PTA	46182 CIDERMILL	06/09/22	\$570,000	\$125,400	\$114,000	\$102,600	\$235,810	\$471,614	\$179,302	\$80,916
Roma Ridge	R2104	50-22-21-329-023	401 PTA	24596 VENICE	09/10/21	\$530,000	\$116,600	\$106,000	\$95,400	\$270,840	\$541,673	\$61,842	\$73,515
Roma Ridge	R2104	50-22-21-330-027	401 PTA	24581 PICARA	07/28/22	\$547,000	\$120,340	\$109,400	\$98,460	\$261,730	\$523,461	\$98,518	\$74,979
Roma Ridge	R2104	50-22-21-330-028	401 PTA	24563 PICARA	09/10/21	\$515,000	\$113,300	\$103,000	\$92,700	\$248,960	\$497,924	\$96,463	\$79,387
Roma Ridge	R2104	50-22-21-376-005	401 PTA	24523 VENICE	09/02/21	\$420,000	\$92,400	\$84,000	\$75,600	\$193,600	\$387,190	\$106,325	\$73,515
Roma Ridge	R2104	50-22-21-377-013	401 PTA	24361 VENICE	03/07/23	\$526,250	\$115,775	\$105,250	\$94,725	\$251,780	\$503,556	\$112,694	\$90,000
Roma Ridge	R2104	50-22-21-378-005	401 PTA	46417 CRESTVIEW	08/26/22	\$530,000	\$116,600	\$106,000	\$95,400	\$253,080	\$506,152	\$111,643	\$87,795

USE \$975/FF \$91,600 Median for sales AVERAGE \$519,750 \$114,345 \$103,950 \$93,555 \$245,114 \$490,224 \$109,541 \$80,015  
 15.4% INCREASE MEDIAN \$530,000 \$116,600 \$106,000 \$95,400 \$251,780 \$503,556 \$106,325 \$79,387  
 15.0%

Simmons Orchard 1,2,3,4	R2105	50-22-21-451-014	401 PTA	24379 SURFSIDE	10/21/21	\$320,000	\$70,400	\$64,000	\$57,600	\$165,260	\$330,526	\$50,202	\$60,728
Simmons Orchard 1,2,3,4	R2105	50-22-21-451-020	401 PTA	24598 FAIRWAY HILLS	08/15/22	\$340,000	\$74,800	\$68,000	\$61,200	\$153,340	\$306,676	\$94,525	\$61,201
Simmons Orchard 1,2,3,4	R2105	50-22-21-453-003	401 PTA	24406 SURFSIDE	07/18/22	\$400,000	\$88,000	\$80,000	\$72,000	\$190,030	\$380,054	\$81,639	\$61,693
Simmons Orchard 1,2,3,4	R2105	50-22-21-454-015	401 PTA	24365 SIMMONS	05/10/21	\$370,000	\$81,400	\$74,000	\$66,600	\$185,700	\$371,395	\$69,345	\$70,740
Simmons Orchard 1,2,3,4	R2106	50-22-21-378-015	401 PTA	24490 SARAH FLYNN	06/21/22	\$415,000	\$91,300	\$83,000	\$74,700	\$187,700	\$375,392	\$114,476	\$74,868
Simmons Orchard 1,2,3,4	R2106	50-22-21-378-018	401 PTA	24562 SARAH FLYNN	10/07/22	\$435,000	\$95,700	\$87,000	\$78,300	\$198,020	\$396,047	\$98,966	\$60,013
Simmons Orchard 1,2,3,4	R2106	50-22-21-452-026	401 PTA	24489 RIVERVIEW	09/30/21	\$324,000	\$71,280	\$64,800	\$58,320	\$158,210	\$316,426	\$74,067	\$66,493
Simmons Orchard 1,2,3,4	R2105	50-22-21-456-012	401 PTA	24210 SIMMONS	07/18/22	\$345,000	\$75,900	\$69,000	\$62,100	\$183,230	\$366,455	\$47,592	\$69,047

USE \$810/FF AVERAGE \$368,625 \$81,098 \$73,725 \$66,353 \$177,686 \$355,371 \$78,852 \$65,598  
 suggest USE \$70,000 MEDIAN \$357,500 \$78,650 \$71,500 \$64,350 \$184,465 \$368,925 \$77,853 \$64,093  
 10.2% INCREASE 17.9%

YORKSHIRE	R2107	50-22-21-426-007	401 WD	24985 AVON	04/28/22	\$520,000	\$114,400	\$104,000	\$93,600	\$239,610	\$479,219	\$109,722	\$68,941
YORKSHIRE	R2107	50-22-21-426-019	401 PTA	25031 PORTSMOUTH	01/06/22	\$552,000	\$121,440	\$110,400	\$99,360	\$247,790	\$495,570	\$129,937	\$73,507
YORKSHIRE	R2107	50-22-21-427-003	401 PTA	45450 EMERALD FOREST	08/05/22	\$532,000	\$117,040	\$106,400	\$95,760	\$274,710	\$549,421	\$54,728	\$72,149
YORKSHIRE	R2107	50-22-21-427-019	401 PTA	45554 FREEMONT	06/09/22	\$517,500	\$113,850	\$103,500	\$93,150	\$237,570	\$475,138	\$113,423	\$71,061
YORKSHIRE	R2107	50-22-21-427-025	401 PTA	25022 DAVENPORT	04/12/22	\$582,777	\$128,211	\$116,555	\$104,900	\$265,010	\$530,015	\$142,762	\$90,000
YORKSHIRE	R2107	50-22-21-476-019	401 PTA	24826 WHITE PLAINS	07/06/21	\$500,000	\$110,000	\$100,000	\$90,000	\$265,400	\$530,790	\$40,997	\$71,787
YORKSHIRE	R2107	50-22-21-477-003	401 WD	24870 PORTSMOUTH	11/10/22	\$400,000	\$88,000	\$80,000	\$72,000	\$244,860	\$489,728	(\$20,691)	\$69,037
YORKSHIRE	R2107	50-22-21-477-012	401 PTA	24934 PORTSMOUTH	12/02/22	\$532,000	\$117,040	\$106,400	\$95,760	\$226,720	\$453,438	\$147,599	\$69,037
YORKSHIRE	R2107	50-22-21-478-003	401 PTA	24856 SUTHERLAND	04/30/21	\$360,000	\$79,200	\$72,000	\$64,800	\$216,900	\$433,799	\$4,995	\$78,794
YORKSHIRE	R2107	50-22-21-478-004	401 PTA	24840 SUTHERLAND	11/29/21	\$426,000	\$93,720	\$85,200	\$76,680	\$201,750	\$403,499	\$93,039	\$70,538
YORKSHIRE	R2107	50-22-21-478-006	401 PTA	24808 SUTHERLAND	11/22/21	\$430,000	\$94,600	\$86,000	\$77,400	\$200,450	\$400,898	\$99,640	\$70,538
YORKSHIRE	R2107	50-22-21-478-008	401 PTA	24776 SUTHERLAND	04/01/22	\$470,000	\$103,400	\$94,000	\$84,600	\$193,200	\$386,394	\$154,144	\$70,538
YORKSHIRE	R2107	50-22-21-480-001	401 WD	45583 FALMOUTH	05/07/21	\$500,000	\$110,000	\$100,000	\$90,000	\$238,220	\$476,442	\$113,558	\$90,000
YORKSHIRE	R2107	50-22-21-480-021	401 PTA	24764 DAVENPORT	10/13/22	\$515,000	\$113,300	\$103,000	\$92,700	\$230,240	\$460,478	\$130,346	\$75,824

USE \$975/FF \$82,000 MED FOR SALES AVERAGE \$488,377 \$107,443 \$97,675 \$87,908 \$234,459 \$468,916 \$93,871 \$74,411  
 14.7% INCREASE MEDIAN \$507,500 \$111,650 \$101,500 \$91,350 \$237,895 \$475,790 \$111,573 \$71,424  
 14.1%

Waldon Woods OCCP 757 & 891	R2121	50-22-21-130-001	407	PTA	25772 CODY	08/04/21	\$650,000	\$143,000	\$130,000	\$117,000	\$340,800	\$681,595	\$85,030	\$116,625
Waldon Woods OCCP 757 & 891	R2121	50-22-21-130-002	407	PTA	25784 CODY	09/19/22	\$637,500	\$140,250	\$127,500	\$114,750	\$315,270	\$630,544	\$103,212	\$96,256
Waldon Woods OCCP 757 & 891	R2121	50-22-21-179-007	407	PTA	25745 CODY	04/06/22	\$640,000	\$140,800	\$128,000	\$115,200	\$306,350	\$612,699	\$157,858	\$130,557
Waldon Woods OCCP 757 & 891	R2121	50-22-21-179-008	407	PTA	25725 CODY	11/17/21	\$615,000	\$135,300	\$123,000	\$110,700	\$310,800	\$621,595	\$97,381	\$103,976
Waldon Woods OCCP 757 & 891	R2121	50-22-21-203-006	407	PTA	25749 CHEYENNE	06/24/21	\$650,000	\$143,000	\$130,000	\$117,000	\$331,690	\$663,375	\$92,647	\$106,022
Waldon Woods OCCP 757 & 891	R2121	50-22-21-203-015	407	PTA	25736 CODY	07/07/22	\$622,000	\$136,840	\$124,400	\$111,960	\$267,180	\$534,356	\$196,582	\$108,938
Waldon Woods OCCP 757 & 891	R2120	50-22-21-201-015	407	PTA	25778 ARCADIA	09/03/21	\$565,000	\$124,300	\$113,000	\$101,700	\$271,820	\$543,632	\$128,648	\$107,280
Waldon Woods OCCP 757 & 891	R2120	50-22-21-202-003	407	PTA	25923 ARCADIA	05/21/21	\$590,000	\$129,800	\$118,000	\$106,200	\$289,070	\$578,144	\$117,895	\$106,039
Waldon Woods OCCP 757 & 891	R2120	50-22-21-202-004	407	PTA	25895 ARCADIA	09/06/22	\$630,000	\$138,600	\$126,000	\$113,400	\$302,670	\$605,349	\$143,933	\$119,282
Waldon Woods OCCP 757 & 891	R2120	50-22-21-202-005	407	WD	25863 ARCADIA	01/27/23	\$687,500	\$151,250	\$137,500	\$123,750	\$334,630	\$669,250	\$138,874	\$120,624
Waldon Woods OCCP 757 & 891	R2120	50-22-21-251-009	407	PTA	25711 ARCADIA	08/20/21	\$679,000	\$149,380	\$135,800	\$122,220	\$323,460	\$646,928	\$136,224	\$104,152
Waldon Woods OCCP 757 & 891	R2120	50-22-21-251-010	407	PTA	25697 ARCADIA	06/08/21	\$610,000	\$134,200	\$122,000	\$109,800	\$328,980	\$657,961	\$56,225	\$104,186
Waldon Woods OCCP 757 & 891	R2120	50-22-21-252-004	407	PTA	25714 ARCADIA	10/31/22	\$550,000	\$121,000	\$110,000	\$99,000	\$263,900	\$527,801	\$129,479	\$107,280
Waldon Woods OCCP 757 & 891	R2120	50-22-21-252-009	407	PTA	25634 ARCADIA	06/30/22	\$670,000	\$147,400	\$134,000	\$120,600	\$320,960	\$641,918	\$156,407	\$128,325

USE \$1100 FF / MED OF \$114,000 FOR SALES

6.28% INCREASE

AVERAGE	\$628,286	\$138,223	\$125,657	\$113,091	\$307,684	\$615,368	\$124,314	\$111,396
MEDIAN	\$633,750	\$139,425	\$126,750	\$114,075	\$313,035	\$626,070	\$129,064	\$107,280

16.9%

Briarwood OCCP 617	R2122	50-22-21-301-012	407	PTA	47348 CIDERMILL	10/29/21	\$412,000	\$90,640	\$82,400	\$74,160	\$204,160	\$408,324	\$63,676	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-025	407	PTA	24659 EDGEWOOD CT N	01/24/22	\$370,000	\$81,400	\$74,000	\$66,600	\$176,880	\$353,756	\$76,244	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-031	407	PTA	24579 EDGEWOOD	04/16/21	\$325,000	\$71,500	\$65,000	\$58,500	\$176,100	\$352,206	\$32,794	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-044	407	PTA	47289 BRAMBLEWOOD	11/16/21	\$345,678	\$76,049	\$69,136	\$62,222	\$165,670	\$331,342	\$74,336	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-050	407	PTA	24537 EDGEWOOD	02/24/22	\$360,000	\$79,200	\$72,000	\$64,800	\$174,570	\$349,132	\$70,868	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-058	407	PTA	24621 EDGEWOOD	04/06/21	\$340,100	\$74,822	\$68,020	\$61,218	\$182,520	\$365,049	\$35,051	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-070	407	PTA	24599 ENCHANTED	01/11/22	\$304,000	\$66,880	\$60,800	\$54,720	\$153,660	\$307,322	\$56,678	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-070	407	PTA	24599 ENCHANTED	04/01/22	\$355,500	\$78,210	\$71,100	\$63,990	\$153,660	\$307,322	\$108,178	\$60,000
Briarwood OCCP 617	R2122	50-22-21-301-071	407	PTA	24605 ENCHANTED	08/20/21	\$360,000	\$79,200	\$72,000	\$64,800	\$184,440	\$368,871	\$51,129	\$60,000

USE \$65,000

8.33% INCREASE

AVERAGE	\$352,475	\$77,545	\$70,495	\$63,446	\$174,629	\$349,258	\$63,217	\$60,000
MEDIAN	\$355,500	\$78,210	\$71,100	\$63,990	\$176,100	\$352,206	\$63,676	\$60,000

16.9%

Briarwood Village N OCCP 747	R2123	50-22-21-355-015	407	PTA	47261 SCARLET DR N	07/06/21	\$427,000	\$93,940	\$85,400	\$76,860	\$205,450	\$410,898	\$67,787	\$51,685
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\$8.25/sf

Mean site overall \$68,000

Briarwood Village S OCCP 745	R2124	50-22-21-354-015	407	PTA	24279 SCARLET	06/15/21	\$382,000	\$84,040	\$76,400	\$68,760	\$202,550	\$405,101	\$39,685	\$62,786
Briarwood Village S OCCP 745	R2124	50-22-21-354-024	407	PTA	24280 SCARLET	11/30/21	\$400,000	\$88,000	\$80,000	\$72,000	\$183,360	\$366,712	\$85,633	\$52,345
Briarwood Village S OCCP 745	R2124	50-22-21-354-032	407	PTA	47155 SCARLET DR S	09/29/21	\$400,000	\$88,000	\$80,000	\$72,000	\$223,810	\$447,627	\$4,385	\$52,012

\$8.25/SF

Mean site overall \$71,000

AVERAGE	\$394,000	\$86,680	\$78,800	\$70,920	\$203,240	\$406,480	\$43,234	\$55,714
MEDIAN	\$400,000	\$88,000	\$80,000	\$72,000	\$202,550	\$405,101	\$39,685	\$52,345

13.1%

WEATHERVANE VILLAGE OCCP 744	R2125	50-22-21-400-021	407	PTA	24231 WEATHERVANE	06/15/21	\$290,000	\$63,800	\$58,000	\$52,200	\$149,850	\$299,695	\$37,805	\$47,500
WEATHERVANE VILLAGE OCCP 744	R2125	50-22-21-400-028	407	PTA	24259 WEATHERVANE	05/07/21	\$256,200	\$56,364	\$51,240	\$46,116	\$139,690	\$279,373	\$24,327	\$47,500
WEATHERVANE VILLAGE OCCP 744	R2125	50-22-21-400-030	407	PTA	24267 WEATHERVANE	08/12/21	\$280,000	\$61,600	\$56,000	\$50,400	\$139,690	\$279,373	\$48,127	\$47,500

USE \$50,000

5.26% INCREASE

AVERAGE	\$275,400	\$60,588	\$55,080	\$49,572	\$143,077	\$286,147	\$36,753	\$47,500
MEDIAN	\$280,000	\$61,600	\$56,000	\$50,400	\$139,690	\$279,373	\$37,805	\$47,500

17.0%

Abbey Hills OCCP1046	R2126	50-22-21-103-041	407	PTA	25811 ABBEY	05/27/21	\$492,000	\$108,240	\$98,400	\$88,560	\$230,990	\$461,984	\$116,216	\$86,200
Abbey Hills OCCP1046	R2126	50-22-21-103-044	407	PTA	25731 ABBEY	12/13/22	\$602,000	\$132,440	\$120,400	\$108,360	\$255,180	\$510,369	\$177,831	\$86,200
Abbey Hills OCCP1046	R2126	50-22-21-103-052	407	PTA	25491 ABBEY	05/13/21	\$531,000	\$116,820	\$106,200	\$95,580	\$275,430	\$550,856	\$66,344	\$86,200
Abbey Hills OCCP1046	R2126	50-22-21-103-056	407	PTA	25700 ABBEY	07/07/21	\$545,000	\$119,900	\$109,000	\$98,100	\$275,710	\$551,412	\$79,788	\$86,200

Abbey Hills OCCP1046	R2126	50-22-21-103-056	407	PTA	25700 ABBEY	07/01/22	\$560,000	\$123,200	\$112,000	\$100,800	\$275,710	\$551,412	\$94,788	\$86,200
Abbey Hills OCCP1046	R2126	50-22-21-103-063	407	PTA	25870 ABBEY	07/29/22	\$495,000	\$108,900	\$99,000	\$89,100	\$221,470	\$442,937	\$138,263	\$86,200
Abbey Hills OCCP1046	R2126	50-22-21-103-065	407	PTA	25910 ABBEY	03/04/22	\$532,000	\$117,040	\$106,400	\$95,760	\$281,810	\$563,629	\$54,571	\$86,200

<b>USE \$95,000</b>						<b>AVERAGE</b>	<b>\$536,714</b>	<b>\$118,077</b>	<b>\$107,343</b>	<b>\$96,609</b>	<b>\$259,471</b>	<b>\$518,943</b>	<b>\$103,972</b>	<b>\$86,200</b>
<b>10.21% INCREASE</b>						<b>MEDIAN</b>	<b>\$532,000</b>	<b>\$117,040</b>	<b>\$106,400</b>	<b>\$95,760</b>	<b>\$275,430</b>	<b>\$550,856</b>	<b>\$94,788</b>	<b>\$86,200</b>

16.2%

Homestead OCCP1120	R2127	50-22-21-455-025	407	PTA	24291 HOMESTEAD	05/20/22	\$465,000	\$102,300	\$93,000	\$83,700	\$220,600	\$441,205	\$92,975	\$69,180
Homestead OCCP1120	R2127	50-22-21-455-026	407	PTA	24305 HOMESTEAD	12/17/21	\$465,000	\$102,300	\$93,000	\$83,700	\$223,560	\$447,112	\$105,888	\$88,000
Homestead OCCP1120	R2127	50-22-21-455-027	407	PTA	24319 HOMESTEAD	08/06/21	\$482,000	\$106,040	\$96,400	\$86,760	\$254,040	\$508,075	\$61,925	\$88,000
Homestead OCCP1120	R2127	50-22-21-455-031	407	PTA	24375 HOMESTEAD	12/30/21	\$499,000	\$109,780	\$99,800	\$89,820	\$269,070	\$538,146	\$42,176	\$81,322

<b>USE 1090 FF</b>						<b>AVERAGE</b>	<b>\$477,750</b>	<b>\$105,105</b>	<b>\$95,550</b>	<b>\$85,995</b>	<b>\$241,818</b>	<b>\$483,635</b>	<b>\$75,741</b>	<b>\$81,626</b>
<b>14.73% INCREASE</b>						<b>MEDIAN</b>	<b>\$473,500</b>	<b>\$104,170</b>	<b>\$94,700</b>	<b>\$85,230</b>	<b>\$238,800</b>	<b>\$477,594</b>	<b>\$77,450</b>	<b>\$84,661</b>

17.9%

**SEC 21 ACREAGE** R2150

**10.00% apx. INCREASE**

<b>Building Site</b>	<b>75,000</b>
<b>Residual</b>	<b>25,000</b>
<b>Low &amp; Wet</b>	<b>3,000</b>

CEDARSRING 1 & 2	R2201	50-22-22-127-010	401	PTA	25735 BUCKMINSTER	08/04/21	\$370,500	\$81,510	\$74,100	\$66,690	\$183,040	\$366,077	\$84,423	\$80,000
CEDARSRING 1 & 2	R2201	50-22-22-179-006	401	PTA	25314 BUCKMINSTER	06/28/21	\$425,000	\$93,500	\$85,000	\$76,500	\$193,050	\$386,094	\$104,906	\$66,000
CEDARSRING 1 & 2	R2201	50-22-22-179-007	401	PTA	25286 BUCKMINSTER	07/30/21	\$395,000	\$86,900	\$79,000	\$71,100	\$201,540	\$403,071	\$57,929	\$66,000
CEDARSRING 1 & 2	R2201	50-22-22-329-011	401	PTA	24685 CHRISTINA	10/27/22	\$449,000	\$98,780	\$89,800	\$80,820	\$185,250	\$370,496	\$152,711	\$74,207

<b>USE FF Rate \$970</b>						<b>AVERAGE</b>	<b>\$409,875</b>	<b>\$90,173</b>	<b>\$81,975</b>	<b>\$73,778</b>	<b>\$190,720</b>	<b>\$381,435</b>	<b>\$99,992</b>	<b>\$71,552</b>
						<b>MEDIAN</b>	<b>\$410,000</b>	<b>\$90,200</b>	<b>\$82,000</b>	<b>\$73,800</b>	<b>\$189,150</b>	<b>\$378,295</b>	<b>\$94,665</b>	<b>\$70,104</b>

17.1%

CEDARSRING 3	R2202	50-22-22-126-021	401	PTA	25754 SULLIVAN	04/29/22	\$450,000	\$99,000	\$90,000	\$81,000	\$214,830	\$429,665	\$108,335	\$88,000
CEDARSRING 3	R2202	50-22-22-128-032	401	PTA	25570 ANTHONY	07/26/21	\$450,000	\$99,000	\$90,000	\$81,000	\$212,280	\$424,567	\$104,856	\$79,423
CEDARSRING 3	R2202	50-22-22-128-035	401	PTA	25498 ANTHONY	04/08/21	\$417,400	\$91,828	\$83,480	\$75,132	\$220,350	\$440,701	\$54,299	\$77,600
CEDARSRING 3	R2202	50-22-22-128-037	401	PTA	25448 ANTHONY	12/20/21	\$445,000	\$97,900	\$89,000	\$80,100	\$218,870	\$437,745	\$84,855	\$77,600
CEDARSRING 3	R2202	50-22-22-177-008	401	PTA	25529 KEENAN	08/20/21	\$515,000	\$113,300	\$103,000	\$92,700	\$261,790	\$523,581	\$71,633	\$80,214
CEDARSRING 3	R2202	50-22-22-177-011	401	PTA	44553 WILLIAMS	03/01/22	\$490,000	\$107,800	\$98,000	\$88,200	\$219,720	\$439,439	\$136,401	\$85,840
CEDARSRING 3	R2202	50-22-22-177-032	401	PTA	25278 SULLIVAN	07/18/22	\$470,000	\$103,400	\$94,000	\$84,600	\$254,090	\$508,178	\$45,400	\$83,578
CEDARSRING 3	R2202	50-22-22-177-036	401	PTA	25172 SULLIVAN	05/05/22	\$730,000	\$160,600	\$146,000	\$131,400	\$359,050	\$718,109	\$93,528	\$81,637

<b>LEAVE STABLE AT \$970/FF</b>						<b>AVERAGE</b>	<b>\$495,925</b>	<b>\$109,104</b>	<b>\$99,185</b>	<b>\$89,267</b>	<b>\$245,123</b>	<b>\$490,248</b>	<b>\$87,413</b>	<b>\$81,737</b>
						<b>MEDIAN</b>	<b>\$460,000</b>	<b>\$101,200</b>	<b>\$92,000</b>	<b>\$82,800</b>	<b>\$220,035</b>	<b>\$440,070</b>	<b>\$89,192</b>	<b>\$80,926</b>

17.6%

MUNRO	R2203	50-22-22-100-008	401	PTA	44719 ELEVEN MILE	01/12/22	\$250,000	\$55,000	\$50,000	\$45,000	\$99,420	\$198,846	\$134,715	\$83,561
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<b>Building Site</b>	<b>80,000</b>
<b>Residual</b>	<b>26,700</b>
<b>Low &amp; Wet</b>	<b>3,100</b>

Novi Heights	R2204	50-22-22-203-008	401	PTA	25896 CLARK	06/09/21	\$270,000	\$59,400	\$54,000	\$48,600	\$109,880	\$219,766	\$100,234	\$50,000
Novi Heights	R2204	50-22-22-251-012	401	PTA	44144 MARLSON	09/29/22	\$360,000	\$79,200	\$72,000	\$64,800	\$139,080	\$278,165	\$131,435	\$49,600
Novi Heights	R2204	50-22-22-252-009	401	PTA	44077 MARLSON	11/24/21	\$302,500	\$66,550	\$60,500	\$54,450	\$136,870	\$273,730	\$73,040	\$44,270
Novi Heights	R2204	50-22-22-252-016	401	PTA	44145 MARLSON	02/16/22	\$280,000	\$61,600	\$56,000	\$50,400	\$111,960	\$223,927	\$103,507	\$47,434
Novi Heights	R2204	50-22-22-252-017	401	PTA	44141 MARLSON	02/07/22	\$372,000	\$81,840	\$74,400	\$66,960	\$164,530	\$329,063	\$90,371	\$47,434

<b>USE \$575/FF</b>						<b>AVERAGE</b>	<b>\$316,900</b>	<b>\$69,718</b>	<b>\$63,380</b>	<b>\$57,042</b>	<b>\$132,464</b>	<b>\$264,930</b>	<b>\$99,717</b>	<b>\$47,748</b>
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MEDIAN \$302,500 \$66,550 \$60,500 \$54,450 \$136,870 \$273,730 \$100,234 \$47,434  
15.7%

all older sales, older homes, average +.50acre sites

SALOW'S WALNUT HILLS	R2205	50-22-22-301-033	401 PTA	24723 GLENDA	05/04/21	\$311,000	\$68,420	\$62,200	\$55,980	\$157,230	\$314,462	\$84,038	\$87,500
SALOW'S WALNUT HILLS	R2210	50-22-22-301-049	401 PTA	45310 TEN MILE	07/12/21	\$355,000	\$78,100	\$71,000	\$63,900	\$144,280	\$288,559	\$145,191	\$78,750
SALOW'S WALNUT HILLS	R2205	50-22-22-351-007	401 PTA	24404 GLENDA	09/08/21	\$300,000	\$66,000	\$60,000	\$54,000	\$119,130	\$238,251	\$133,192	\$71,443
SALOW'S WALNUT HILLS	R2205	50-22-22-351-004	401 PTA	24466 GLENDA	12/02/21	\$355,000	\$78,100	\$71,000	\$63,900	\$175,100	\$350,208	\$76,235	\$71,443
SALOW'S WALNUT HILLS	R2210	50-22-22-301-046	401 WD	45350 TEN MILE	05/26/22	\$340,000	\$74,800	\$68,000	\$61,200	\$128,680	\$257,353	\$157,022	\$74,375
SALOW'S WALNUT HILLS	R2210	50-22-22-301-017	401 WD	24614 TAFT	02/14/23	\$270,500	\$59,510	\$54,100	\$48,690	\$110,470	\$220,938	\$103,124	\$53,562

USE \$875/FF AVERAGE \$321,917 \$70,822 \$64,383 \$57,945 \$139,148 \$278,295 \$116,467 \$72,846  
MEDIAN \$325,500 \$71,610 \$65,100 \$58,590 \$136,480 \$272,956 \$118,158 \$72,909  
22.4%

JAMESTOWNE 1 & 2	R2206	50-22-22-302-021	401 PTA	45071 YORKSHIRE	07/25/22	\$375,000	\$82,500	\$75,000	\$67,500	\$177,480	\$354,961	\$79,375	\$59,336
JAMESTOWNE 1 & 2	R2206	50-22-22-329-012	401 PTA	24676 JAMESTOWNE	10/25/22	\$440,000	\$96,800	\$88,000	\$79,200	\$217,170	\$434,341	\$73,817	\$68,158
JAMESTOWNE 1 & 2	R2206	50-22-22-351-017	401 PTA	45039 YORKSHIRE	07/01/21	\$365,000	\$80,300	\$73,000	\$65,700	\$175,780	\$351,554	\$72,782	\$59,336
JAMESTOWNE 1 & 2	R2206	50-22-22-351-024	401 PTA	44927 YORKSHIRE	12/22/21	\$415,000	\$91,300	\$83,000	\$74,700	\$185,580	\$371,161	\$98,019	\$54,180
JAMESTOWNE 1 & 2	R2206	50-22-22-352-011	401 PTA	44958 YORKSHIRE	04/22/22	\$400,000	\$88,000	\$80,000	\$72,000	\$172,900	\$345,802	\$113,755	\$59,557
JAMESTOWNE 1 & 2	R2206	50-22-22-377-004	401 PTA	24595 JAMESTOWNE	08/20/21	\$435,000	\$95,700	\$87,000	\$78,300	\$216,360	\$432,716	\$72,284	\$70,000
JAMESTOWNE 1 & 2	R2206	50-22-22-377-016	401 PTA	44831 HUNTINGTON	12/07/21	\$333,000	\$73,260	\$66,600	\$59,940	\$168,510	\$337,028	\$49,972	\$54,000
JAMESTOWNE 1 & 2	R2206	50-22-22-378-012	401 PTA	44515 CONCORD	10/31/22	\$416,000	\$91,520	\$83,200	\$74,880	\$178,390	\$356,787	\$119,884	\$60,671
JAMESTOWNE 1 & 2	R2206	50-22-22-378-015	401 PTA	24490 JAMESTOWNE	10/05/22	\$370,000	\$81,400	\$74,000	\$66,600	\$187,830	\$375,656	\$56,882	\$62,538
JAMESTOWNE 1 & 2	R2206	50-22-22-378-017	401 PTA	24446 JAMESTOWNE	09/30/21	\$348,000	\$76,560	\$69,600	\$62,640	\$171,740	\$343,471	\$58,529	\$54,000
JAMESTOWNE 1 & 2	R2206	50-22-22-378-018	401 PTA	24424 JAMESTOWNE	05/24/22	\$375,000	\$82,500	\$75,000	\$67,500	\$164,900	\$329,797	\$99,203	\$54,000

USE \$775/FF AVERAGE \$388,364 \$85,440 \$77,673 \$69,905 \$183,331 \$366,661 \$81,318 \$59,616  
MEDIAN \$375,000 \$82,500 \$75,000 \$67,500 \$177,480 \$354,961 \$73,817 \$59,336  
15.8%

all older sales, ratio is low, average size sites .25 acre

JAMESTOWNE 3 & 4	R2207	50-22-22-329-039	401 PTA	24728 JAMESTOWNE	01/27/23	\$420,000	\$92,400	\$84,000	\$75,600	\$186,970	\$373,943	\$107,349	\$61,292
JAMESTOWNE 3 & 4	R2207	50-22-22-331-003	401 PTA	44667 MANSFIELD	06/07/21	\$435,500	\$95,810	\$87,100	\$78,390	\$213,250	\$426,499	\$72,746	\$63,745
JAMESTOWNE 3 & 4	R2207	50-22-22-331-005	401 PTA	44635 MANSFIELD	06/17/21	\$435,000	\$95,700	\$87,000	\$78,300	\$192,450	\$384,901	\$115,019	\$64,920
JAMESTOWNE 3 & 4	R2207	50-22-22-331-014	401 WD	45225 YORKSHIRE	06/09/22	\$450,000	\$99,000	\$90,000	\$81,000	\$197,430	\$394,867	\$120,243	\$65,110

use \$775/FF AVERAGE \$435,125 \$95,728 \$87,025 \$78,323 \$197,525 \$395,053 \$103,839 \$63,767  
MEDIAN \$435,250 \$95,755 \$87,050 \$78,345 \$194,940 \$389,884 \$111,184 \$64,333  
14.8%

Settler's Creek	R2208	50-22-22-252-027	401 PTA	44165 SETTLERS CREEK	05/03/22	\$550,000	\$121,000	\$110,000	\$99,000	\$229,920	\$459,831	\$175,062	\$84,893
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USE \$1075/FF 15.4%

CHURCHILL CROSSING	R2209	50-22-22-401-019	401 WD	24778 THATCHER	06/18/21	\$550,000	\$121,000	\$110,000	\$99,000	\$271,490	\$542,980	\$123,595	\$116,575
CHURCHILL CROSSING	R2209	50-22-22-401-029	401 PTA	24620 THATCHER	06/27/22	\$670,000	\$147,400	\$134,000	\$120,600	\$314,980	\$629,954	\$165,046	\$125,000
CHURCHILL CROSSING	R2209	50-22-22-402-020	401 WD	24556 PERCEVAL	02/23/23	\$655,000	\$144,100	\$131,000	\$117,900	\$300,330	\$600,650	\$155,874	\$101,524
CHURCHILL CROSSING	R2209	50-22-22-402-030	401 PTA	24420 PERCEVAL	04/26/21	\$610,000	\$134,200	\$122,000	\$109,800	\$331,190	\$662,372	\$72,628	\$125,000
CHURCHILL CROSSING	R2209	50-22-22-403-006	401 PTA	24567 THATCHER	06/11/21	\$575,000	\$126,500	\$115,000	\$103,500	\$290,090	\$580,183	\$87,384	\$92,567
CHURCHILL CROSSING	R2209	50-22-22-403-008	401 PTA	24587 THATCHER	06/01/22	\$657,000	\$144,540	\$131,400	\$118,260	\$274,940	\$549,887	\$199,680	\$92,567
CHURCHILL CROSSING	R2209	50-22-22-403-022	401 PTA	24727 THATCHER	09/10/21	\$660,000	\$145,200	\$132,000	\$118,800	\$335,450	\$670,907	\$87,049	\$97,956
CHURCHILL CROSSING	R2209	50-22-22-451-011	401 WD	24383 CAVENDISH AVE W	11/18/22	\$625,000	\$137,500	\$125,000	\$112,500	\$270,370	\$540,734	\$176,899	\$92,633
CHURCHILL CROSSING	R2209	50-22-22-453-008	401 WD	24406 THATCHER	08/23/21	\$600,000	\$132,000	\$120,000	\$108,000	\$317,670	\$635,335	\$68,362	\$103,697
CHURCHILL CROSSING	R2209	50-22-22-453-020	401 PTA	24427 PERCEVAL	05/28/21	\$619,000	\$136,180	\$123,800	\$111,420	\$304,170	\$608,336	\$128,618	\$117,954
CHURCHILL CROSSING	R2209	50-22-22-454-008	401 WD	24287 THATCHER	08/25/21	\$615,500	\$135,410	\$123,100	\$110,790	\$302,960	\$605,913	\$134,587	\$125,000
CHURCHILL CROSSING	R2209	50-22-22-454-032	401 PTA	24516 CAVENDISH AVE E	05/26/22	\$785,000	\$172,700	\$157,000	\$141,300	\$328,160	\$656,316	\$221,910	\$93,226

use \$1225/FF 3.81% increase AVERAGE \$635,125 \$139,728 \$127,025 \$114,323 \$303,483 \$606,964 \$135,136 \$106,975  
average .25 acre sites MEDIAN \$622,000 \$136,840 \$124,400 \$111,960 \$303,565 \$607,125 \$131,603 \$102,611

CREEK CROSSING OCCP 940 R2220

use \$865/FF  
4.75% INCREASE

TAFT KNOLLS OCCP#1647	R2221	50-22-22-151-008	407 WD	45219 JACOB	07/07/21	\$545,000	\$119,900	\$109,000	\$98,100	\$254,720	\$509,435	\$129,565	\$94,000
TAFT KNOLLS OCCP#1647	R2221	50-22-22-151-009	407 PTA	45201 JACOB	03/30/22	\$705,000	\$155,100	\$141,000	\$126,900	\$326,440	\$652,874	\$146,126	\$94,000
TAFT KNOLLS OCCP#1647	R2221	50-22-22-153-009	407 PTA	45257 SEDRA	09/07/22	\$615,000	\$135,300	\$123,000	\$110,700	\$296,970	\$593,943	\$115,057	\$94,000
USE \$105,000					AVERAGE	\$621,667	\$136,767	\$124,333	\$111,900	\$292,710	\$585,417	\$130,249	\$94,000
11.70% INCREASE					MEDIAN	\$615,000	\$135,300	\$123,000	\$110,700	\$296,970	\$593,943	\$129,565	\$94,000

15.3%

EMERSON PARK OCCP#2250	R2222	50-22-22-404-032	407 PTA	43592 PROSPECT	06/30/22	\$480,000	\$105,600	\$96,000	\$86,400	\$204,930	\$409,851	\$136,149	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-002	407 PTA	43389 CHANCELLOR	02/25/22	\$478,400	\$105,248	\$95,680	\$86,112	\$211,100	\$422,206	\$122,194	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-001	407 PTA	43385 CHANCELLOR	02/25/22	\$518,400	\$114,048	\$103,680	\$93,312	\$230,850	\$461,691	\$122,709	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-055	407 PTA	24775 IVY	02/10/22	\$470,000	\$103,400	\$94,000	\$84,600	\$209,960	\$419,923	\$116,077	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-118	407 WD	43479 PROSPECT	03/03/23	\$475,000	\$104,500	\$95,000	\$85,500	\$213,110	\$426,226	\$114,774	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-120	407 WD	43487 PROSPECT	08/13/21	\$472,500	\$103,950	\$94,500	\$85,050	\$213,110	\$426,226	\$112,274	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-120	407 PTA	43487 PROSPECT	09/28/21	\$472,500	\$103,950	\$94,500	\$85,050	\$213,110	\$426,226	\$112,274	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-015	407 PTA	43449 CHANCELLOR	01/06/22	\$519,900	\$114,378	\$103,980	\$93,582	\$241,150	\$482,309	\$103,591	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-062	407 PTA	24735 IVY	12/13/22	\$440,000	\$96,800	\$88,000	\$79,200	\$204,660	\$409,325	\$96,675	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-086	407 PTA	43534 CHANCELLOR	04/25/22	\$455,000	\$100,100	\$91,000	\$81,900	\$213,740	\$427,473	\$93,527	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-021	407 PTA	43430 PROSPECT	11/15/21	\$488,445	\$107,458	\$97,689	\$87,920	\$234,370	\$468,738	\$85,707	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-031	407 WD	43532 PROSPECT	12/29/22	\$480,000	\$105,600	\$96,000	\$86,400	\$232,300	\$464,609	\$81,391	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-036	407 PTA	43576 PROSPECT	07/29/22	\$455,000	\$100,100	\$91,000	\$81,900	\$220,660	\$441,313	\$79,687	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-049	407 PTA	24819 IVY	01/10/22	\$457,000	\$100,540	\$91,400	\$82,260	\$222,390	\$444,775	\$78,225	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-019	407 PTA	43438 PROSPECT	10/29/21	\$434,490	\$95,588	\$86,898	\$78,208	\$212,590	\$425,178	\$75,312	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-024	407 PTA	43490 PROSPECT	08/20/21	\$432,940	\$95,247	\$86,588	\$77,929	\$212,590	\$425,178	\$73,762	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-028	407 PTA	43544 PROSPECT	05/24/21	\$430,265	\$94,658	\$86,053	\$77,448	\$212,300	\$424,592	\$71,673	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-020	407 PTA	43434 PROSPECT	10/28/21	\$431,890	\$95,016	\$86,378	\$77,740	\$214,150	\$428,303	\$69,587	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-029	407 PTA	43540 PROSPECT	04/27/21	\$413,420	\$90,952	\$82,684	\$74,416	\$210,750	\$421,499	\$57,921	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-027	407 PTA	43548 PROSPECT	04/26/21	\$455,375	\$100,183	\$91,075	\$81,968	\$232,300	\$464,609	\$56,766	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-018	407 PTA	43442 PROSPECT	10/29/21	\$448,890	\$98,756	\$89,778	\$80,800	\$231,240	\$462,478	\$52,412	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-022	407 PTA	43498 PROSPECT	08/26/21	\$453,590	\$99,790	\$90,718	\$81,646	\$234,370	\$468,738	\$50,852	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-025	407 PTA	43486 PROSPECT	08/27/21	\$442,040	\$97,249	\$88,408	\$79,567	\$231,240	\$462,478	\$45,562	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-031	407 PTA	43532 PROSPECT	04/29/21	\$441,815	\$97,199	\$88,363	\$79,527	\$232,300	\$464,609	\$43,206	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-023	407 PTA	43494 PROSPECT	08/24/21	\$403,515	\$88,773	\$80,703	\$72,633	\$214,150	\$428,303	\$41,212	\$66,000
EMERSON PARK OCCP#2250	R2222	50-22-22-404-026	407 PTA	43482 PROSPECT	09/17/21	\$439,785	\$96,753	\$87,957	\$79,161	\$234,370	\$468,738	\$37,047	\$66,000

USE \$76,000  
15% INCREASE, WORK TOWARD \$85

AVERAGE	\$457,314	\$100,609	\$91,463	\$82,316	\$220,684	\$441,369	\$81,945	\$66,000
MEDIAN	\$455,000	\$100,100	\$91,000	\$81,900	\$214,150	\$428,303	\$78,956	\$66,000

14.5%

HERITAGE WOODS OCCP 2285 R2223

NO SALES  
USE \$100,000, 15% INCREASE

MEADWBRK GLEN	R2301	50-22-23-328-017	401 PTA	42448 PARK RIDGE	12/15/22	\$365,000	\$80,300	\$73,000	\$65,700	\$152,140	\$304,280	\$120,949	\$60,229
MEADWBRK GLEN	R2301	50-22-23-328-023	401 PTA	42364 PARK RIDGE	08/31/22	\$292,000	\$64,240	\$58,400	\$52,560	\$129,220	\$258,447	\$87,553	\$54,000
MEADWBRK GLEN	R2301	50-22-23-328-030	401 PTA	24827 APPLE CREST	07/27/21	\$300,000	\$66,000	\$60,000	\$54,000	\$142,170	\$284,348	\$69,652	\$54,000
MEADWBRK GLEN	R2301	50-22-23-328-041	401 PTA	24693 APPLE CREST	08/13/21	\$350,000	\$77,000	\$70,000	\$63,000	\$181,210	\$362,413	\$55,766	\$68,179
MEADWBRK GLEN	R2301	50-22-23-401-002	401 PTA	42230 PARK RIDGE	09/30/21	\$305,000	\$67,100	\$61,000	\$54,900	\$148,280	\$296,569	\$73,899	\$65,468
MEADWBRK GLEN	R2301	50-22-23-402-009	401 PTA	24768 UPLAND HILL	12/12/22	\$362,000	\$79,640	\$72,400	\$65,160	\$151,810	\$303,627	\$112,373	\$54,000
MEADWBRK GLEN	R2301	50-22-23-403-016	401 PTA	42115 RIDGE RD W	12/27/22	\$335,000	\$73,700	\$67,000	\$60,300	\$132,520	\$265,048	\$123,952	\$54,000
MEADWBRK GLEN	R2301	50-22-23-404-001	401 WD	24560 KNOLLWOOD	11/15/22	\$301,000	\$66,220	\$60,200	\$54,180	\$181,450	\$362,909	\$8,091	\$70,000

MEADWBRK GLEN	R2301	50-22-23-404-018	401 PTA	24536 KNOLLWOOD	10/15/21	\$350,000	\$77,000	\$70,000	\$63,000	\$183,740	\$367,485	\$40,675	\$58,160
MEADWBRK GLEN	R2301	50-22-23-407-008	401 PTA	24700 HIGHLANDS	08/03/22	\$369,000	\$81,180	\$73,800	\$66,420	\$164,470	\$328,938	\$94,062	\$54,000
MEADWBRK GLEN	R2301	50-22-23-407-013	401 PTA	24800 HIGHLANDS	04/01/22	\$333,500	\$73,370	\$66,700	\$60,030	\$154,580	\$309,167	\$78,333	\$54,000
MEADWBRK GLEN	R2301	50-22-23-410-009	401 PTA	41886 PARK RIDGE	05/03/22	\$373,000	\$82,060	\$74,600	\$67,140	\$167,250	\$334,501	\$108,410	\$69,911
MEADWBRK GLEN	R2301	50-22-23-410-010	401 PTA	41864 PARK RIDGE	07/29/22	\$360,000	\$79,200	\$72,000	\$64,800	\$170,820	\$341,635	\$76,909	\$58,544
MEADWBRK GLEN	R2301	50-22-23-427-002	401 PTA	41824 CHERRYHILL	05/03/21	\$290,000	\$63,800	\$58,000	\$52,200	\$157,910	\$315,822	\$29,027	\$54,849
MEADWBRK GLEN	R2301	50-22-23-430-019	401 PTA	24417 KINGS POINTE	08/05/22	\$390,000	\$85,800	\$78,000	\$70,200	\$179,010	\$358,029	\$94,705	\$62,734
MEADWBRK GLEN	R2301	50-22-23-431-019	401 PTA	24536 KINGS POINTE	06/29/22	\$376,000	\$82,720	\$75,200	\$67,680	\$164,230	\$328,450	\$102,365	\$54,815
MEADWBRK GLEN	R2301	50-22-23-431-021	401 PTA	24512 KINGS POINTE	10/21/21	\$300,000	\$66,000	\$60,000	\$54,000	\$145,880	\$291,765	\$63,614	\$55,379
MEADWBRK GLEN	R2301	50-22-23-451-011	401 PTA	24363 PINECREST	07/18/22	\$380,000	\$83,600	\$76,000	\$68,400	\$170,610	\$341,216	\$94,090	\$55,306
MEADWBRK GLEN	R2301	50-22-23-451-019	401 PTA	24299 PINECREST	06/28/21	\$375,000	\$82,500	\$75,000	\$67,500	\$181,830	\$363,668	\$66,359	\$55,027
MEADWBRK GLEN	R2301	50-22-23-451-020	401 PTA	24291 PINECREST	09/01/21	\$310,000	\$68,200	\$62,000	\$55,800	\$140,820	\$281,642	\$85,800	\$57,442
MEADWBRK GLEN	R2301	50-22-23-451-025	401 PTA	42131 LOGANBERRY RDG	05/14/21	\$245,000	\$53,900	\$49,000	\$44,100	\$105,200	\$210,402	\$86,160	\$51,562
MEADWBRK GLEN	R2301	50-22-23-452-014	401 PTA	24363 KNOLLWOOD	06/28/21	\$280,000	\$61,600	\$56,000	\$50,400	\$136,790	\$273,585	\$61,484	\$55,069
MEADWBRK GLEN	R2301	50-22-23-453-004	401 PTA	24384 KNOLLWOOD	07/19/21	\$336,000	\$73,920	\$67,200	\$60,480	\$169,320	\$338,646	\$52,423	\$55,069
MEADWBRK GLEN	R2301	50-22-23-453-006	401 PTA	24360 KNOLLWOOD	09/09/22	\$315,000	\$69,300	\$63,000	\$56,700	\$143,750	\$287,495	\$82,574	\$55,069
MEADWBRK GLEN	R2301	50-22-23-453-014	401 PTA	24347 HAMPTON HILL	12/09/21	\$319,000	\$70,180	\$63,800	\$57,420	\$147,510	\$295,010	\$79,059	\$55,069
MEADWBRK GLEN	R2301	50-22-23-453-023	401 PTA	24239 HAMPTON HILL	12/30/21	\$328,900	\$72,358	\$65,780	\$59,202	\$172,640	\$345,270	\$47,677	\$64,047
MEADWBRK GLEN	R2301	50-22-23-454-003	401 PTA	24602 HAMPTON HILL	12/13/21	\$295,000	\$64,900	\$59,000	\$53,100	\$120,260	\$240,527	\$108,473	\$54,000
MEADWBRK GLEN	R2301	50-22-23-454-022	401 PTA	24236 HAMPTON HILL	01/21/22	\$310,000	\$68,200	\$62,000	\$55,800	\$146,730	\$293,460	\$70,540	\$54,000
MEADWBRK GLEN	R2301	50-22-23-454-035	401 PTA	24501 QUEENSPOINTE	12/01/21	\$360,000	\$79,200	\$72,000	\$64,800	\$160,510	\$321,020	\$108,980	\$70,000
MEADWBRK GLEN	R2301	50-22-23-476-004	401 PTA	24462 KINGS POINTE	05/02/22	\$323,000	\$71,060	\$64,600	\$58,140	\$168,630	\$337,263	\$55,737	\$70,000
MEADWBRK GLEN	R2301	50-22-23-476-010	401 PTA	24372 KINGS POINTE	07/11/22	\$365,000	\$80,300	\$73,000	\$65,700	\$163,400	\$326,804	\$99,756	\$61,560

**USE \$1035/FF**

<b>AVERAGE</b>	<b>\$332,045</b>	<b>\$73,050</b>	<b>\$66,409</b>	<b>\$59,768</b>	<b>\$155,958</b>	<b>\$311,917</b>	<b>\$78,692</b>	<b>\$58,564</b>
<b>MEDIAN</b>	<b>\$333,500</b>	<b>\$73,370</b>	<b>\$66,700</b>	<b>\$60,030</b>	<b>\$157,910</b>	<b>\$315,822</b>	<b>\$79,059</b>	<b>\$55,069</b>

16.5%

GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-006	407 PTA	25632 PORTICO	06/04/21	\$278,000	\$61,160	\$55,600	\$50,040	\$134,100	\$268,202	\$50,798	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-014	407 PTA	25616 PORTICO	02/11/22	\$260,000	\$57,200	\$52,000	\$46,800	\$133,950	\$267,892	\$33,108	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-016	407 PTA	25614 PORTICO	04/09/21	\$260,000	\$57,200	\$52,000	\$46,800	\$140,010	\$280,012	\$20,988	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-032	407 WD	41668 TERA	07/13/21	\$258,000	\$56,760	\$51,600	\$46,440	\$136,860	\$273,729	\$25,271	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-038	407 PTA	41658 TERA	04/01/21	\$260,000	\$57,200	\$52,000	\$46,800	\$136,860	\$273,729	\$27,271	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-043	407 PTA	41636 TERA	10/12/21	\$250,000	\$55,000	\$50,000	\$45,000	\$122,770	\$245,531	\$45,469	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-045	407 PTA	41630 TERA	06/16/22	\$260,000	\$57,200	\$52,000	\$46,800	\$120,210	\$240,417	\$60,583	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-048	407 PTA	41643 TERA	09/12/22	\$315,000	\$69,300	\$63,000	\$56,700	\$141,050	\$282,109	\$73,891	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-049	407 PTA	41639 TERA	04/29/22	\$258,000	\$56,760	\$51,600	\$46,440	\$121,180	\$242,359	\$56,641	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-054	407 PTA	41633 TERA	05/25/22	\$295,000	\$64,900	\$59,000	\$53,100	\$140,640	\$281,278	\$54,722	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-068	407 PTA	41582 HAMLET	07/14/21	\$228,000	\$50,160	\$45,600	\$41,040	\$118,460	\$236,923	\$32,077	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-077	407 PTA	25554 PORTICO	09/01/22	\$233,000	\$51,260	\$46,600	\$41,940	\$105,500	\$211,005	\$62,995	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-080	407 PTA	25556 PORTICO	08/27/21	\$243,000	\$53,460	\$48,600	\$43,740	\$118,460	\$236,923	\$47,077	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-084	407 PTA	25564 PORTICO	08/01/22	\$260,000	\$57,200	\$52,000	\$46,800	\$123,090	\$246,180	\$54,820	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-168	407 PTA	25514 PORTICO	08/10/21	\$235,000	\$51,700	\$47,000	\$42,300	\$118,460	\$236,923	\$39,077	\$41,000
GATEWAY VILLAGE OCCP1430	R2320	50-22-23-227-178	407 PTA	25587 PORTICO	08/05/22	\$257,000	\$56,540	\$51,400	\$46,260	\$123,090	\$246,180	\$51,820	\$41,000

**USE \$45,000**

**9.76% INCREASE**

<b>AVERAGE</b>	<b>\$259,375</b>	<b>\$57,063</b>	<b>\$51,875</b>	<b>\$46,688</b>	<b>\$127,168</b>	<b>\$254,337</b>	<b>\$46,038</b>	<b>\$41,000</b>
<b>MEDIAN</b>	<b>\$259,000</b>	<b>\$56,980</b>	<b>\$51,800</b>	<b>\$46,620</b>	<b>\$123,090</b>	<b>\$246,180</b>	<b>\$48,938</b>	<b>\$41,000</b>

15.8%

BROOKHAVEN OCCP#1531	R2321	50-22-23-378-015	407 PTA	24265 MYRTLE	06/04/21	\$512,000	\$112,640	\$102,400	\$92,160	\$261,420	\$522,840	\$74,160	\$85,000
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**USE \$88,000 / 3.5% INCREASE**

GATEWAY TOWNHOMES OF NOVI OCCP 227	R2322	50-22-23-231-002	407 PTA	41676 ORIANNA	06/17/22	\$419,800	\$92,356	\$83,960	\$75,564	\$189,610	\$379,220	\$88,580	\$48,000
GATEWAY TOWNHOMES OF NOVI OCCP 227	R2322	50-22-23-231-003	407 PTA	41672 ORIANNA	08/23/22	\$425,900	\$93,698	\$85,180	\$76,662	\$189,610	\$379,220	\$94,680	\$48,000
GATEWAY TOWNHOMES OF NOVI OCCP 227	R2322	50-22-23-231-004	407 PTA	41668 ORIANNA	06/27/22	\$421,600	\$92,752	\$84,320	\$75,888	\$189,610	\$379,220	\$90,380	\$48,000
GATEWAY TOWNHOMES OF NOVI OCCP 227	R2322	50-22-23-231-005	407 PTA	41664 ORIANNA	07/25/22	\$444,350	\$97,757	\$88,870	\$79,983	\$189,610	\$379,220	\$113,130	\$48,000
GATEWAY TOWNHOMES OF NOVI OCCP 227	R2322	50-22-23-231-006	407 PTA	41660 ORIANNA	06/22/22	\$441,300	\$97,086	\$88,260	\$79,434	\$189,610	\$379,220	\$110,080	\$48,000

GATEWAY TOWNHOMES OF NOVI OCCP 227	R2322	50-22-23-231-007	407	PTA	41656 ORIANNA	06/10/22	\$430,900	\$94,798	\$86,180	\$77,562	\$203,530	\$407,069	\$71,831	\$48,000
GATEWAY TOWNHOMES OF NOVI OCCP 227	R2322	50-22-23-231-012	407	PTA	41622 ORIANNA	11/10/22	\$452,000	\$99,440	\$90,400	\$81,360	\$203,530	\$407,069	\$92,931	\$48,000
<b>USE \$58,000</b>						<b>AVERAGE</b>	<b>\$433,693</b>	<b>\$95,412</b>	<b>\$86,739</b>	<b>\$78,065</b>	<b>\$193,587</b>	<b>\$387,177</b>	<b>\$94,516</b>	<b>\$48,000</b>
<b>20.83% INCREASE (LAND WAS LOW)</b>						<b>MEDIAN</b>	<b>\$430,900</b>	<b>\$94,798</b>	<b>\$86,180</b>	<b>\$77,562</b>	<b>\$189,610</b>	<b>\$379,220</b>	<b>\$92,931</b>	<b>\$48,000</b>
11.1%														
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Camborne Place	R2402	50-22-24-327-022	401	PTA	24680 WILLOWBROOK	09/01/22	\$391,000	\$86,020	\$78,200	\$70,380	\$197,870	\$395,734	\$68,466	\$73,200
Camborne Place	R2402	50-22-24-378-005	401	PTA	24470 WILLOWBROOK	01/21/22	\$475,000	\$104,500	\$95,000	\$85,500	\$237,870	\$475,733	\$72,467	\$73,200
Camborne Place	R2402	50-22-24-378-008	401	PTA	24390 WILLOWBROOK	08/19/21	\$416,000	\$91,520	\$83,200	\$74,880	\$225,350	\$450,706	\$34,672	\$69,378
<b>USE \$915 / 1.09% INCREASE</b>						<b>AVERAGE</b>	<b>\$427,333</b>	<b>\$94,013</b>	<b>\$85,467</b>	<b>\$76,920</b>	<b>\$220,363</b>	<b>\$440,724</b>	<b>\$58,535</b>	<b>\$71,926</b>
						<b>MEDIAN</b>	<b>\$416,000</b>	<b>\$91,520</b>	<b>\$83,200</b>	<b>\$74,880</b>	<b>\$225,350</b>	<b>\$450,706</b>	<b>\$68,466</b>	<b>\$73,200</b>
17.6%														
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WILLOWBRK FARMS	R2403	50-22-24-301-018	401	PTA	41021 SCARBOROUGH	10/11/22	\$520,000	\$114,400	\$104,000	\$93,600	\$266,480	\$532,965	\$68,441	\$81,406
WILLOWBRK FARMS	R2403	50-22-24-302-008	401	PTA	24556 LE BOST	09/10/21	\$542,500	\$119,350	\$108,500	\$97,650	\$281,540	\$563,074	\$65,469	\$86,043
WILLOWBRK FARMS	R2403	50-22-24-302-009	401	PTA	41278 SCARBOROUGH	08/19/22	\$542,000	\$119,240	\$108,400	\$97,560	\$260,300	\$520,592	\$121,487	\$100,079
WILLOWBRK FARMS	R2403	50-22-24-302-021	401	PTA	41067 CLERMONT	07/21/22	\$575,000	\$126,500	\$115,000	\$103,500	\$287,020	\$574,032	\$103,796	\$102,828
WILLOWBRK FARMS	R2403	50-22-24-302-038	401	PTA	41079 CLERMONT	11/23/22	\$640,500	\$140,910	\$128,100	\$115,290	\$330,540	\$661,074	\$61,540	\$82,114
WILLOWBRK FARMS	R2403	50-22-24-329-019	401	PTA	41190 CLERMONT	09/15/21	\$625,000	\$137,500	\$125,000	\$112,500	\$319,940	\$639,878	\$84,354	\$99,232
WILLOWBRK FARMS	R2403	50-22-24-331-008	401	PTA	41133 SCARBOROUGH	09/01/22	\$525,800	\$115,676	\$105,160	\$94,644	\$254,790	\$509,587	\$112,747	\$96,534
WILLOWBRK FARMS	R2403	50-22-24-351-029	401	PTA	41291 SCARBOROUGH	09/13/22	\$580,000	\$127,600	\$116,000	\$104,400	\$290,620	\$581,242	\$98,370	\$99,612
WILLOWBRK FARMS	R2403	50-22-24-377-025	401	PTA	24390 BETHANY	06/23/21	\$510,000	\$112,200	\$102,000	\$91,800	\$230,730	\$461,452	\$149,252	\$100,704
<b>USE \$990 /FF RATE / 0.51% INCREASE</b>						<b>AVERAGE</b>	<b>\$562,311</b>	<b>\$123,708</b>	<b>\$112,462</b>	<b>\$101,216</b>	<b>\$280,218</b>	<b>\$560,433</b>	<b>\$96,162</b>	<b>\$94,284</b>
						<b>MEDIAN</b>	<b>\$542,500</b>	<b>\$119,350</b>	<b>\$108,500</b>	<b>\$97,650</b>	<b>\$281,540</b>	<b>\$563,074</b>	<b>\$98,370</b>	<b>\$99,232</b>
18.3%														
<hr/>														
LESLIE PARK	R2404	50-22-24-326-006				07/11/23	\$532,550	\$117,161	\$106,510	\$95,859				
Current sale - newer house in neighborhood														
<b>NO SALES</b>														
<b>USE \$510/FF / 13% INCREASE</b>														
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SEELEY'S GOLDEN ACRES	R2405													
<b>NO SALES</b>														
<b>USE \$475/FF / 3.26% INCREASE</b>														
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WILLOWBROOK FARMS 4	R2406	50-22-24-328-009	401	PTA	40620 CAMBORNE	10/22/21	\$500,000	\$110,000	\$100,000	\$90,000	\$283,510	\$567,022	\$20,978	\$88,000
WILLOWBROOK FARMS 4	R2406	50-22-24-377-038	401	PTA	24249 AMANDA	04/14/22	\$530,000	\$116,600	\$106,000	\$95,400	\$238,510	\$477,025	\$140,975	\$88,000
WILLOWBROOK FARMS 4	R2406	50-22-24-377-040	401	WD	24484 AMANDA	06/11/21	\$544,500	\$119,790	\$108,900	\$98,010	\$263,640	\$527,277	\$105,223	\$88,000
<b>USE \$95,000</b>						<b>AVERAGE</b>	<b>\$524,833</b>	<b>\$115,463</b>	<b>\$104,967</b>	<b>\$94,470</b>	<b>\$261,887</b>	<b>\$523,775</b>	<b>\$89,059</b>	<b>\$88,000</b>
<b>7.95% INCREASE</b>						<b>MEDIAN</b>	<b>\$530,000</b>	<b>\$116,600</b>	<b>\$106,000</b>	<b>\$95,400</b>	<b>\$263,640</b>	<b>\$527,277</b>	<b>\$105,223</b>	<b>\$88,000</b>
16.6%														
<hr/>														
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-411	407	PTA	24300 BASHIAN	06/07/21	\$165,000	\$36,300	\$33,000	\$29,700	\$65,020	\$130,031	\$61,969	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-414	407	PTA	24284 BASHIAN	01/12/22	\$197,900	\$43,538	\$39,580	\$35,622	\$90,470	\$180,931	\$43,969	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-419	407	PTA	24260 BASHIAN	08/30/22	\$215,000	\$47,300	\$43,000	\$38,700	\$88,900	\$177,790	\$64,210	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-421	407	WD	24248 BASHIAN	05/20/22	\$216,000	\$47,520	\$43,200	\$38,880	\$87,100	\$174,206	\$68,794	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-424	407	PTA	24236 BASHIAN	11/16/21	\$190,000	\$41,800	\$38,000	\$34,200	\$92,370	\$184,746	\$32,254	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-425	407	PTA	24228 BASHIAN	01/13/22	\$207,000	\$45,540	\$41,400	\$37,260	\$91,090	\$182,174	\$51,826	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-437	407	WD	24718 BASHIAN	05/18/21	\$215,100	\$47,322	\$43,020	\$38,718	\$97,290	\$194,585	\$47,515	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2422	50-22-24-451-439	407	PTA	24726 BASHIAN	09/09/21	\$210,000	\$46,200	\$42,000	\$37,800	\$81,840	\$163,685	\$73,315	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2420	50-22-24-451-037	407	PTA	24540 OLDE ORCHARD	05/12/22	\$190,000	\$41,800	\$38,000	\$34,200	\$80,410	\$160,819	\$56,181	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2420	50-22-24-451-038	407	PTA	24542 OLDE ORCHARD	09/20/22	\$175,000	\$38,500	\$35,000	\$31,500	\$75,090	\$150,189	\$51,811	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2420	50-22-24-451-052	407	PTA	24606 OLDE ORCHARD	02/27/23	\$192,500	\$42,350	\$38,500	\$34,650	\$80,410	\$160,819	\$58,681	\$27,000
OLD ORCHARD/APPLEGT 1&2/NOVI PLACE	R2420	50-22-24-451-053	407	PTA	24608 OLDE ORCHARD	06/11/21	\$174,500	\$38,390	\$34,900	\$31,410	\$89,260	\$178,523	\$22,977	\$27,000





FAIRFIELD FARMS/JASON	R2505	50-22-25-209-005	401 PTA	40152 OAK TREE	10/22/21	\$260,000	\$57,200	\$52,000	\$46,800	\$136,390	\$272,782	\$39,961	\$52,743
FAIRFIELD FARMS/JASON	R2505	50-22-25-251-012	401 PTA	40143 OAK TREE	06/30/21	\$300,000	\$66,000	\$60,000	\$54,000	\$158,360	\$316,713	\$31,287	\$48,000
FAIRFIELD FARMS/JASON	R2505	50-22-25-251-013	401 PTA	40127 OAK TREE	08/31/21	\$312,500	\$68,750	\$62,500	\$56,250	\$173,380	\$346,760	\$13,740	\$48,000
FAIRFIELD FARMS/JASON	R2505	50-22-25-252-014	401 PTA	40309 FRANKLIN MILL	09/17/21	\$327,000	\$71,940	\$65,400	\$58,860	\$163,300	\$326,600	\$53,444	\$53,044
FAIRFIELD FARMS/JASON	R2505	50-22-25-253-012	401 PTA	40341 GUILFORD	08/10/22	\$425,000	\$93,500	\$85,000	\$76,500	\$192,440	\$384,877	\$85,708	\$45,585
FAIRFIELD FARMS/JASON	R2505	50-22-25-253-012	401 PTA	40341 GUILFORD	12/19/22	\$450,000	\$99,000	\$90,000	\$81,000	\$192,440	\$384,877	\$110,708	\$45,585
FAIRFIELD FARMS/JASON	R2505	50-22-25-254-002	401 PTA	23730 NILAN	09/22/22	\$332,000	\$73,040	\$66,400	\$59,760	\$155,850	\$311,697	\$82,633	\$62,330
FAIRFIELD FARMS/JASON	R2505	50-22-25-254-014	401 PTA	23434 CRANBROOKE	06/28/22	\$292,000	\$64,240	\$58,400	\$52,560	\$131,210	\$262,426	\$75,159	\$45,585
FAIRFIELD FARMS/JASON	R2505	50-22-25-254-016	401 WD	23402 CRANBROOKE	04/05/21	\$220,000	\$48,400	\$44,000	\$39,600	\$111,190	\$222,370	\$43,215	\$45,585
FAIRFIELD FARMS/JASON	R2505	50-22-25-411-001	401 PTA	23260 CRANBROOKE	11/03/21	\$295,000	\$64,900	\$59,000	\$53,100	\$139,910	\$279,812	\$60,773	\$45,585

USE \$640 FF Rate AVERAGE \$305,864 \$67,290 \$61,173 \$55,055 \$149,890 \$299,780 \$57,600 \$51,516  
6.67% INCREASE MEDIAN \$295,000 \$64,900 \$59,000 \$53,100 \$142,680 \$285,365 \$52,817 \$48,000

16.3%

GREY'S SUB R2506

NO SALES  
use ff rate \$375 / 15.38% increase

WESTMINSTER VILLAGE	R2507	50-22-25-227-029	401 PTA	39522 SQUIRE	04/23/21	\$408,600	\$89,892	\$81,720	\$73,548	\$214,030	\$428,064	\$32,741	\$52,205
WESTMINSTER VILLAGE	R2507	50-22-25-227-030	401 WD	39500 SQUIRE	06/30/21	\$400,000	\$88,000	\$80,000	\$72,000	\$197,970	\$395,948	\$72,147	\$68,095

USE \$740/FF / 15% INCREASE AVERAGE \$404,300 \$88,946 \$80,860 \$72,774 \$206,000 \$412,006 \$52,444 \$60,150  
MEDIAN \$404,300 \$88,946 \$80,860 \$72,774 \$206,000 \$412,006 \$52,444 \$60,150  
13.0% 14.9%

Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-301-005	401 PTA	41296 VILLAGE LAKE	09/09/22	\$378,000	\$83,160	\$75,600	\$68,040	\$166,450	\$332,903	\$104,156	\$59,059
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-301-007	401 PTA	41272 VILLAGE LAKE	10/12/21	\$310,000	\$68,200	\$62,000	\$55,800	\$155,320	\$310,630	\$70,268	\$70,898
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-301-018	401 PTA	23049 HEATHERBRAE	06/09/22	\$375,000	\$82,500	\$75,000	\$67,500	\$167,990	\$335,979	\$136,624	\$97,603
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-331-010	401 PTA	23022 BROOK FOREST	04/21/21	\$351,000	\$77,220	\$70,200	\$63,180	\$175,720	\$351,440	\$52,305	\$52,745
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-331-023	401 PTA	40608 HEATHERBROOK	07/01/22	\$355,000	\$78,100	\$71,000	\$63,900	\$175,550	\$351,096	\$58,096	\$54,192
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-351-020	401 WD	22667 CHESTNUT TREE	05/26/22	\$256,500	\$56,430	\$51,300	\$46,170	\$172,940	\$345,879	(\$32,359)	\$57,020
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-351-020	401 PTA	22667 CHESTNUT TREE	03/03/23	\$365,000	\$80,300	\$73,000	\$65,700	\$172,940	\$345,879	\$76,141	\$57,020
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-351-022	401 PTA	22635 CHESTNUT TREE	04/28/22	\$272,000	\$59,840	\$54,400	\$48,960	\$136,830	\$273,664	\$55,356	\$57,020
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-351-026	401 PTA	22565 CHESTNUT TREE	07/21/21	\$285,000	\$62,700	\$57,000	\$51,300	\$155,180	\$310,368	\$31,652	\$57,020
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-352-022	401 PTA	22697 SHADOW PINE	05/25/21	\$270,000	\$59,400	\$54,000	\$48,600	\$131,340	\$262,677	\$58,574	\$51,251
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-352-032	401 PTA	41156 PARK FOREST	08/25/21	\$220,000	\$48,400	\$44,000	\$39,600	\$119,240	\$238,470	\$32,735	\$51,205
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-353-011	401 PTA	22644 SHADOW PINE	03/16/22	\$355,000	\$78,100	\$71,000	\$63,900	\$144,770	\$289,543	\$117,148	\$51,691
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-353-020	401 PTA	22671 HEATHERBRAE	11/17/21	\$340,000	\$74,800	\$68,000	\$61,200	\$194,030	\$388,066	\$9,280	\$57,346
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-353-021	401 PTA	22655 HEATHERBRAE	04/30/21	\$385,000	\$84,700	\$77,000	\$69,300	\$177,010	\$354,015	\$91,017	\$60,032
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-353-022	401 PTA	22639 HEATHERBRAE	08/18/21	\$325,000	\$71,500	\$65,000	\$58,500	\$149,800	\$299,596	\$88,378	\$62,974
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-354-005	401 PTA	41133 PARK FOREST	10/20/21	\$350,000	\$77,000	\$70,000	\$63,000	\$173,950	\$347,899	\$54,131	\$52,030
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-354-009	401 PTA	22532 PEPPERMILL	11/15/21	\$350,000	\$77,000	\$70,000	\$63,000	\$161,030	\$322,051	\$81,110	\$53,161
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-354-012	401 PTA	22525 HEATHERBRAE	09/28/21	\$385,000	\$84,700	\$77,000	\$69,300	\$201,920	\$403,846	\$48,242	\$67,088
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-355-010	401 PTA	22508 HEATHERBRAE	12/20/22	\$325,000	\$71,500	\$65,000	\$58,500	\$138,520	\$277,046	\$102,222	\$54,268
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-355-023	401 PTA	22541 BROOK FOREST	07/23/21	\$330,000	\$72,600	\$66,000	\$59,400	\$150,850	\$301,696	\$79,675	\$51,371
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-355-024	401 PTA	22523 BROOK FOREST	02/22/22	\$303,000	\$66,660	\$60,600	\$54,540	\$140,810	\$281,612	\$79,382	\$57,994
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-376-004	401 PTA	22570 BROOK FOREST	09/15/22	\$445,000	\$97,900	\$89,000	\$80,100	\$260,030	\$520,064	(\$17,325)	\$57,739
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-376-018	401 PTA	22647 DEERFIELD	01/06/22	\$440,000	\$96,800	\$88,000	\$79,200	\$204,440	\$408,883	\$97,717	\$66,600
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-377-014	401 PTA	22510 DEERFIELD	12/29/22	\$284,000	\$62,480	\$56,800	\$51,120	\$184,040	\$368,085	(\$25,047)	\$59,038
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-378-006	401 PTA	22632 WINFIELD	07/23/21	\$275,000	\$60,500	\$55,000	\$49,500	\$134,080	\$268,151	\$59,767	\$52,918
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-378-009	401 PTA	22582 WINFIELD	10/20/22	\$308,000	\$67,760	\$61,600	\$55,440	\$137,410	\$274,814	\$84,897	\$51,711
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-378-013	401 PTA	22514 WINFIELD	05/11/21	\$380,000	\$83,600	\$76,000	\$68,400	\$181,400	\$362,808	\$76,230	\$59,038
Hthrwld/Hthrwk/Hthbr	R2508	50-22-25-379-005	401 PTA	22630 SHERIDAN	08/26/22	\$422,000	\$92,840	\$84,400	\$75,960	\$191,370	\$382,731	\$97,827	\$58,558









ORCHARD HILLS NORTH OCCP 2087 R2620

NO SALES in sales study  
USE \$90,000, SEE R2603

50-22-26-202-010 05/19/23 \$731,000 \$146,200 \$131,580

MEADOWBROOK LAKE SUB - LAKE R2630

NO SALES in sales study  
use \$825/FF 14% increase

RIDGEVIEW OF NOVI	R2621	50-22-26-102-003	407	WD	23959	SEMINOLE	03/31/23	\$580,000	\$127,600	\$116,000	\$104,400	\$295,110	\$590,228	\$81,772	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-018	407	WD	23956	SEMINOLE	08/23/21	\$600,000	\$132,000	\$120,000	\$108,000	\$300,270	\$600,534	\$91,466	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-019	407	PTA	23952	SEMINOLE	03/13/23	\$535,952	\$117,909	\$107,190	\$96,471	\$285,500	\$570,992	\$56,960	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-042	407	PTA	42868	CARDINAL	06/13/22	\$576,000	\$126,720	\$115,200	\$103,680	\$282,990	\$565,987	\$102,013	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-049	407	WD	42808	CARDINAL	10/14/22	\$550,000	\$121,000	\$110,000	\$99,000	\$275,180	\$550,363	\$91,637	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-066	407	WD	23786	SEMINOLE	04/23/21	\$520,000	\$114,400	\$104,000	\$93,600	\$278,410	\$556,824	\$55,176	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-069	407	PTA	23814	SEMINOLE	01/24/22	\$535,000	\$117,700	\$107,000	\$96,300	\$270,200	\$540,395	\$86,605	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-071	407	WD	23822	SEMINOLE	02/23/22	\$525,000	\$115,500	\$105,000	\$94,500	\$261,040	\$522,079	\$94,921	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-075	407	PTA	42929	CARDINAL	05/26/22	\$500,000	\$110,000	\$100,000	\$90,000	\$260,070	\$520,132	\$71,868	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-080	407	PTA	42893	CARDINAL	04/23/21	\$510,000	\$112,200	\$102,000	\$91,800	\$272,380	\$544,759	\$57,241	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-088	407	PTA	42787	CARDINAL	06/24/22	\$587,000	\$129,140	\$117,400	\$105,660	\$278,560	\$557,116	\$121,884	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-089	407	PTA	42757	CARDINAL	11/17/21	\$515,000	\$113,300	\$103,000	\$92,700	\$271,440	\$542,871	\$64,129	\$92,000
RIDGEVIEW OF NOVI	R2621	50-22-26-102-091	407	WD	42749	CARDINAL	08/02/21	\$565,000	\$124,300	\$113,000	\$101,700	\$312,040	\$624,082	\$32,918	\$92,000

USE \$95,000 AVERAGE \$546,073 \$120,136 \$109,215 \$98,293 \$280,245 \$560,489 \$77,584 \$92,000  
MEDIAN \$535,952 \$117,909 \$107,190 \$96,471 \$278,410 \$556,824 \$81,772 \$92,000 17.2%

WOODBRIIDGE PARK	R2622	50-22-26-301-001	407	PTA	22511	OSPNEY	12/15/21	\$481,760	\$105,987	\$96,352	\$86,717	\$251,420	\$502,831	\$43,929	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-002	407	PTA	22515	OSPNEY	11/29/21	\$463,190	\$101,902	\$92,638	\$83,374	\$228,790	\$457,589	\$70,601	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-003	407	PTA	22519	OSPNEY	12/21/21	\$450,970	\$99,213	\$90,194	\$81,175	\$230,730	\$461,452	\$54,518	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-004	407	PTA	22523	OSPNEY	12/03/21	\$490,045	\$107,810	\$98,009	\$88,208	\$247,910	\$495,811	\$59,234	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-005	407	PTA	22527	OSPNEY	12/17/21	\$432,365	\$95,120	\$86,473	\$77,826	\$228,790	\$457,589	\$39,776	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-006	407	PTA	22531	OSPNEY	12/01/21	\$499,770	\$109,949	\$99,954	\$89,959	\$251,420	\$502,831	\$61,939	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-007	407	PTA	22528	OSPNEY	12/03/21	\$473,415	\$104,151	\$94,683	\$85,215	\$232,300	\$464,609	\$73,806	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-008	407	PTA	22524	OSPNEY	12/22/21	\$461,315	\$101,489	\$92,263	\$83,037	\$230,730	\$461,452	\$64,863	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-009	407	PTA	22520	OSPNEY	12/22/21	\$459,315	\$101,049	\$91,863	\$82,677	\$228,790	\$457,589	\$66,726	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-010	407	WD	22516	OSPNEY	12/03/21	\$476,690	\$104,872	\$95,338	\$85,804	\$230,730	\$461,452	\$80,238	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-011	407	PTA	22512	OSPNEY	12/02/21	\$482,845	\$106,226	\$96,569	\$86,912	\$232,300	\$464,609	\$83,236	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-012	407	PTA	22509	WOODBRIIDGE	02/25/22	\$432,440	\$95,137	\$86,488	\$77,839	\$218,640	\$437,280	\$60,160	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-013	407	PTA	22513	WOODBRIIDGE	02/22/22	\$419,610	\$92,314	\$83,922	\$75,530	\$219,620	\$439,241	\$45,369	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-014	407	PTA	22517	WOODBRIIDGE	02/25/22	\$415,765	\$91,468	\$83,153	\$74,838	\$215,090	\$430,187	\$50,578	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-015	407	PTA	22521	WOODBRIIDGE	02/22/22	\$420,240	\$92,453	\$84,048	\$75,643	\$219,620	\$439,241	\$45,999	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-017	407	PTA	22530	WOODBRIIDGE	04/27/22	\$471,315	\$103,689	\$94,263	\$84,837	\$243,630	\$487,254	\$49,061	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-018	407	PTA	22526	WOODBRIIDGE	04/26/22	\$440,170	\$96,837	\$88,034	\$79,231	\$217,280	\$434,552	\$70,618	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-019	407	PTA	22522	WOODBRIIDGE	04/28/22	\$418,415	\$92,051	\$83,683	\$75,315	\$219,620	\$439,241	\$44,174	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-020	407	PTA	22518	WOODBRIIDGE	04/28/22	\$415,635	\$91,440	\$83,127	\$74,814	\$219,620	\$439,241	\$41,394	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-021	407	PTA	22514	WOODBRIIDGE	04/28/22	\$448,605	\$98,693	\$89,721	\$80,749	\$237,100	\$474,204	\$39,401	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-022	407	PTA	22510	WOODBRIIDGE	05/20/22	\$450,680	\$99,150	\$90,136	\$81,122	\$243,630	\$487,254	\$28,426	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-028	407	PTA	22470	WOODBRIIDGE	08/10/21	\$423,365	\$93,140	\$84,673	\$76,206	\$220,160	\$440,311	\$48,054	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-029	407	PTA	43215	HERON	09/24/21	\$482,040	\$106,049	\$96,408	\$86,767	\$259,210	\$518,423	\$28,617	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-030	407	PTA	43219	HERON	09/15/21	\$431,915	\$95,021	\$86,383	\$77,745	\$233,560	\$467,114	\$29,801	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-031	407	PTA	43223	HERON	09/16/21	\$444,030	\$97,687	\$88,806	\$79,925	\$235,490	\$470,977	\$38,053	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-032	407	PTA	43227	HERON	09/16/21	\$434,905	\$95,679	\$86,981	\$78,283	\$235,490	\$470,977	\$28,928	\$65,000
WOODBRIIDGE PARK	R2622	50-22-26-301-033	407	PTA	43231	HERON	09/30/21	\$474,030	\$104,287	\$94,806	\$85,325	\$256,350	\$512,694	\$26,336	\$65,000

WOODBIDGE PARK	R2622	50-22-26-301-034	407 PTA	43235 HERON	09/20/21	\$467,940	\$102,947	\$93,588	\$84,229	\$259,160	\$518,319	\$14,621	\$65,000
WOODBIDGE PARK	R2622	50-22-26-301-035	407 PTA	43275 HERON	10/26/21	\$497,440	\$109,437	\$99,488	\$89,539	\$243,910	\$487,817	\$74,623	\$65,000
WOODBIDGE PARK	R2622	50-22-26-301-036	407 PTA	43279 HERON	10/26/21	\$470,630	\$103,539	\$94,126	\$84,713	\$233,560	\$467,114	\$68,516	\$65,000
WOODBIDGE PARK	R2622	50-22-26-301-037	407 PTA	43283 HERON	10/28/21	\$466,745	\$102,684	\$93,349	\$84,014	\$235,490	\$470,977	\$60,768	\$65,000
WOODBIDGE PARK	R2622	50-22-26-301-038	407 PTA	43287 HERON	10/29/21	\$508,185	\$111,801	\$101,637	\$91,473	\$258,120	\$516,242	\$56,943	\$65,000
WOODBIDGE PARK	R2622	50-22-26-301-039	407 PTA	43291 HERON	10/27/21	\$463,295	\$101,925	\$92,659	\$83,393	\$232,520	\$465,037	\$63,258	\$65,000
WOODBIDGE PARK	R2622	50-22-26-301-040	407 PTA	43295 HERON	11/05/21	\$499,765	\$109,948	\$99,953	\$89,958	\$258,120	\$516,242	\$48,523	\$65,000
WOODBIDGE PARK	R2622	50-22-26-301-016	401 PTA	22525 WOODBRIDGE	02/25/22	\$442,490	\$97,348	\$88,498	\$79,648	\$218,640	\$437,280	\$70,210	\$65,000
<b>USE \$75,000</b>					<b>AVERAGE</b>	<b>\$457,467</b>	<b>\$100,643</b>	<b>\$91,493</b>	<b>\$82,344</b>	<b>\$235,073</b>	<b>\$470,144</b>	<b>\$52,323</b>	<b>\$65,000</b>
<b>15.38% increase</b>					<b>MEDIAN</b>	<b>\$461,315</b>	<b>\$101,489</b>	<b>\$92,263</b>	<b>\$83,037</b>	<b>\$232,520</b>	<b>\$465,037</b>	<b>\$50,578</b>	<b>\$65,000</b>
													14.1%

<b>Sec 26 Acreage</b>	R2650	50-22-26-476-041	401 PTA	41420 NINE MILE	04/12/22	\$540,000	\$118,800	\$108,000	\$97,200	\$345,470	\$690,945	<b>(\$82,945)</b>	\$68,000
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**11.76% INCREASE**

<b>Building Site</b>	<b>95,000</b>
<b>Residual</b>	<b>32,000</b>
<b>Low &amp; Wet</b>	<b>3,000</b>

ORCHARD RIDGE	R2701	50-22-27-204-006	401 PTA	23545 HICKORY GROVE	11/30/22	\$505,000	\$111,100	\$101,000	\$90,900	\$230,770	\$461,548	\$109,636	\$66,184
ORCHARD RIDGE	R2701	50-22-27-253-013	401 PTA	23439 DUCHESS	11/08/22	\$503,000	\$110,660	\$100,600	\$90,540	\$226,730	\$453,465	\$116,498	\$66,963
ORCHARD RIDGE	R2701	50-22-27-205-034	401 PTA	23535 HIGH-MEADOW	10/05/22	\$500,000	\$110,000	\$100,000	\$90,000	\$222,990	\$445,987	\$119,406	\$65,393
ORCHARD RIDGE	R2701	50-22-27-202-016	401 PTA	23959 HARVEST	06/17/22	\$526,000	\$115,720	\$105,200	\$94,680	\$253,690	\$507,375	\$84,806	\$66,181
ORCHARD RIDGE	R2701	50-22-27-205-007	401 PTA	23720 HARVEST	06/02/22	\$500,000	\$110,000	\$100,000	\$90,000	\$216,060	\$432,125	\$141,001	\$73,126
ORCHARD RIDGE	R2701	50-22-27-252-009	401 WD	23452 HIGH-MEADOW	05/09/22	\$570,000	\$125,400	\$114,000	\$102,600	\$281,360	\$562,723	\$69,928	\$62,651
ORCHARD RIDGE	R2701	50-22-27-252-013	401 PTA	44250 WINTHROP	03/30/22	\$435,000	\$95,700	\$87,000	\$78,300	\$200,090	\$400,180	\$105,791	\$70,971
ORCHARD RIDGE	R2701	50-22-27-203-003	401 PTA	24098 GREENING	03/14/22	\$395,000	\$86,900	\$79,000	\$71,100	\$192,040	\$384,084	\$83,970	\$73,054
ORCHARD RIDGE	R2701	50-22-27-203-017	401 PTA	23780 GREENING	11/29/21	\$491,000	\$108,020	\$98,200	\$88,380	\$233,300	\$466,598	\$100,830	\$76,428
ORCHARD RIDGE	R2701	50-22-27-205-024	401 PTA	23733 GREENING	11/29/21	\$501,000	\$110,220	\$100,200	\$90,180	\$238,700	\$477,400	\$94,354	\$70,754
ORCHARD RIDGE	R2701	50-22-27-252-029	401 PTA	23495 GREENING	09/30/21	\$342,000	\$75,240	\$68,400	\$61,560	\$170,810	\$341,629	\$59,780	\$59,409
ORCHARD RIDGE	R2701	50-22-27-205-018	401 PTA	23901 GREENING	08/27/21	\$333,000	\$73,260	\$66,600	\$59,940	\$162,090	\$324,182	\$69,719	\$60,901
ORCHARD RIDGE	R2701	50-22-27-201-003	401 WD	24035 HICKORY GROVE	07/19/21	\$390,000	\$85,800	\$78,000	\$70,200	\$188,350	\$376,704	\$82,840	\$69,544
ORCHARD RIDGE	R2701	50-22-27-251-019	401 PTA	44229 WINTHROP	06/29/21	\$440,000	\$96,800	\$88,000	\$79,200	\$198,620	\$397,230	\$123,073	\$80,303
<b>USE \$850 FF Rate / 15% increase</b>					<b>AVERAGE</b>	<b>\$459,357</b>	<b>\$101,059</b>	<b>\$91,871</b>	<b>\$82,684</b>	<b>\$215,400</b>	<b>\$430,802</b>	<b>\$97,259</b>	<b>\$68,704</b>
<b>Median is now \$78,000</b>					<b>MEDIAN</b>	<b>\$495,500</b>	<b>\$109,010</b>	<b>\$99,100</b>	<b>\$89,190</b>	<b>\$219,525</b>	<b>\$439,056</b>	<b>\$97,592</b>	<b>\$68,254</b>
													13.8%

MYSTIC FOREST	R2702	50-22-27-276-010	401 WD	23418 MYSTIC FOREST	03/08/22	\$550,000	\$121,000	\$110,000	\$99,000	\$271,280	\$542,559	\$107,441	\$100,000
MYSTIC FOREST	R2702	50-22-27-277-002	401 PTA	23160 MYSTIC FOREST	04/14/21	\$529,145	\$116,412	\$105,829	\$95,246	\$289,510	\$579,028	\$31,642	\$81,525
MYSTIC FOREST	R2702	50-22-27-277-006	401 WD	23184 MYSTIC FOREST	11/18/22	\$527,000	\$115,940	\$105,400	\$94,860	\$250,520	\$501,031	\$108,097	\$82,128
MYSTIC FOREST	R2702	50-22-27-278-003	401 PTA	23189 MYSTIC FOREST	07/13/22	\$465,000	\$102,300	\$93,000	\$83,700	\$232,140	\$464,274	\$85,984	\$85,258
MYSTIC FOREST	R2702	50-22-27-426-023	401 PTA	23280 MYSTIC FOREST	07/26/21	\$570,000	\$125,400	\$114,000	\$102,600	\$253,280	\$506,554	\$150,224	\$86,778
MYSTIC FOREST	R2702	50-22-27-428-010	401 PTA	23396 WINNSBOROUGH	07/30/21	\$701,000	\$154,220	\$140,200	\$126,180	\$294,620	\$589,236	\$202,794	\$91,030
MYSTIC FOREST	R2702	50-22-27-428-018	401 PTA	23307 MYSTIC FOREST	10/18/21	\$568,000	\$124,960	\$113,600	\$102,240	\$269,680	\$539,357	\$114,350	\$85,707
MYSTIC FOREST	R2702	50-22-27-428-019	401 PTA	23315 MYSTIC FOREST	07/22/21	\$590,000	\$129,800	\$118,000	\$106,200	\$297,520	\$595,043	\$83,125	\$88,168
MYSTIC FOREST	R2702	50-22-27-428-020	401 PTA	23325 MYSTIC FOREST	07/01/21	\$548,000	\$120,560	\$109,600	\$98,640	\$298,600	\$597,202	\$41,660	\$90,862
MYSTIC FOREST	R2702	50-22-27-428-025	401 PTA	23369 MYSTIC FOREST	06/24/22	\$618,500	\$136,070	\$123,700	\$111,330	\$301,220	\$602,446	\$108,185	\$92,131
MYSTIC FOREST	R2702	50-22-27-429-003	401 PTA	43488 CASTLEWOOD	08/30/22	\$612,000	\$134,640	\$122,400	\$110,160	\$310,690	\$621,372	\$69,331	\$78,703
MYSTIC FOREST	R2702	50-22-27-430-004	401 PTA	23394 MYSTIC FOREST	02/28/23	\$467,500	\$102,850	\$93,500	\$84,150	\$232,260	\$464,526	\$81,394	\$78,420
MYSTIC FOREST	R2702	50-22-27-431-003	401 PTA	23358 MYSTIC FOREST	07/15/22	\$540,000	\$118,800	\$108,000	\$97,200	\$259,780	\$519,559	\$98,861	\$78,420
MYSTIC FOREST	R2702	50-22-27-431-005	401 WD	23346 MYSTIC FOREST	10/21/22	\$560,000	\$123,200	\$112,000	\$100,800	\$260,100	\$520,198	\$122,954	\$83,152
MYSTIC FOREST	R2702	50-22-27-431-007	401 WD	23334 MYSTIC FOREST	08/23/21	\$410,000	\$90,200	\$82,000	\$73,800	\$221,420	\$442,840	\$50,458	\$83,298

MYSTIC FOREST	R2702	50-22-27-431-009	401	PTA	23322 MYSTIC FOREST	07/18/22	\$667,500	\$146,850	\$133,500	\$120,150	\$291,660	\$583,329	\$184,171	\$100,000
USE \$1090 FF Rate						AVERAGE	\$557,728	\$122,700	\$111,546	\$100,391	\$270,893	\$541,785	\$102,542	\$86,599
						MEDIAN	\$555,000	\$122,100	\$111,000	\$99,900	\$270,480	\$540,958	\$103,151	\$85,483

11.79% INCREASE of average land value for all 15.4%

Dunbarton Pines 1	R2703	50-22-27-355-021	401	WD	22458 ALTON	02/27/23	\$445,000	\$97,900	\$89,000	\$80,100	\$191,830	\$383,655	\$129,607	\$68,262
Dunbarton Pines 1	R2703	50-22-27-376-006	401	PTA	45010 DUNBARTON	11/09/21	\$435,000	\$95,700	\$87,000	\$78,300	\$198,670	\$397,330	\$103,530	\$65,860
Dunbarton Pines 1	R2703	50-22-27-377-021	401	PTA	44806 HUNTINGCROSS	12/28/21	\$475,000	\$104,500	\$95,000	\$85,500	\$216,800	\$433,594	\$111,759	\$70,353
Dunbarton Pines 1	R2703	50-22-27-377-024	401	WD	44740 HUNTINGCROSS	08/04/21	\$475,000	\$104,500	\$95,000	\$85,500	\$196,750	\$393,506	\$147,713	\$66,219
Dunbarton Pines 1	R2703	50-22-27-378-013	401	WD	44735 MIDWAY	06/14/22	\$800,000	\$176,000	\$160,000	\$144,000	\$313,370	\$626,746	\$257,148	\$83,894
Dunbarton Pines 1	R2703	50-22-27-378-016	401	WD	22434 LYDGATE	09/09/22	\$532,000	\$117,040	\$106,400	\$95,760	\$212,130	\$424,262	\$207,738	\$100,000
Dunbarton Pines 1	R2703	50-22-27-380-015	401	PTA	22409 PLAISANCE	10/27/21	\$417,000	\$91,740	\$83,400	\$75,060	\$214,000	\$427,992	\$67,099	\$78,091

USE \$940/FF Rate 15.34% increase						AVERAGE	\$511,286	\$112,483	\$102,257	\$92,031	\$220,507	\$441,012	\$146,371	\$76,097
						MEDIAN	\$475,000	\$104,500	\$95,000	\$85,500	\$212,130	\$424,262	\$129,607	\$70,353

14.8%

Dunbarton Pines 2,3	R2704	50-22-27-303-006	401	PTA	45256 ROUNDVIEW	09/09/22	\$492,000	\$108,240	\$98,400	\$88,560	\$211,960	\$423,925	\$147,038	\$78,963
Dunbarton Pines 2,3	R2704	50-22-27-304-008	401	PTA	45077 ROUNDVIEW	02/22/22	\$480,000	\$105,600	\$96,000	\$86,400	\$241,410	\$482,815	\$71,868	\$74,683
Dunbarton Pines 2,3	R2704	50-22-27-304-009	401	PTA	45035 ROUNDVIEW	10/29/21	\$436,000	\$95,920	\$87,200	\$78,480	\$203,530	\$407,050	\$103,633	\$74,683
Dunbarton Pines 2,3	R2704	50-22-27-304-013	401	PTA	44901 ROUNDVIEW	12/02/21	\$463,000	\$101,860	\$92,600	\$83,340	\$227,130	\$454,253	\$87,067	\$78,320
Dunbarton Pines 2,3	R2704	50-22-27-304-022	401	WD	44401 MIDWAY	06/17/21	\$510,000	\$112,200	\$102,000	\$91,800	\$234,040	\$468,080	\$122,110	\$80,190
Dunbarton Pines 2,3	R2704	50-22-27-305-003	401	PTA	44422 MIDWAY	05/20/21	\$391,753	\$86,186	\$78,351	\$70,516	\$197,640	\$395,283	\$65,670	\$69,200
Dunbarton Pines 2,3	R2704	50-22-27-305-027	401	PTA	45040 LIGHTSWAY	11/19/21	\$468,000	\$102,960	\$93,600	\$84,240	\$250,130	\$500,255	\$53,181	\$85,436
Dunbarton Pines 2,3	R2704	50-22-27-307-003	401	WD	44785 FORD WAY	08/24/22	\$559,900	\$123,178	\$111,980	\$100,782	\$261,590	\$523,175	\$105,925	\$69,200
Dunbarton Pines 2,3	R2704	50-22-27-327-004	401	PTA	44790 ROUNDVIEW	07/08/22	\$579,000	\$127,380	\$115,800	\$104,220	\$249,400	\$498,792	\$160,334	\$80,126
Dunbarton Pines 2,3	R2704	50-22-27-328-001	401	PTA	44835 ROUNDVIEW	04/22/21	\$413,500	\$90,970	\$82,700	\$74,430	\$201,230	\$402,467	\$93,515	\$82,482
Dunbarton Pines 2,3	R2704	50-22-27-330-011	401	PTA	44911 EXETER	06/17/21	\$430,000	\$94,600	\$86,000	\$77,400	\$214,030	\$428,051	\$81,635	\$79,686
Dunbarton Pines 2,3	R2704	50-22-27-331-007	401	PTA	44617 FORD WAY	09/09/22	\$460,000	\$101,200	\$92,000	\$82,800	\$200,550	\$401,108	\$136,050	\$77,158
Dunbarton Pines 2,3	R2704	50-22-27-352-012	401	PTA	44995 LIGHTSWAY	09/16/21	\$565,000	\$124,300	\$113,000	\$101,700	\$298,350	\$596,709	\$42,537	\$74,246

USE \$940 FF Rate / 8.67% increase						AVERAGE	\$480,627	\$105,738	\$96,125	\$86,513	\$230,076	\$460,151	\$97,736	\$77,259
results in median of \$80,650						MEDIAN	\$468,000	\$102,960	\$93,600	\$84,240	\$227,130	\$454,253	\$93,515	\$78,320

16.7%

BROOKLAND FARMS	R2705	50-22-27-476-004	402			06/02/22	\$235,000							
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USE \$400/FF BASE

USE \$440/FF CREEKSIDE

NOVI RD AND COTTISFORD RD	R2706	50-22-27-476-040	402			02/04/22	\$150,000							
NOVI RD AND COTTISFORD RD	R2706	50-22-27-476-039	402			06/20/23	\$250,000							

USE \$95,000 BASE

USE \$105,000 PREMIUM LOT

ARROWON PINES OCCP 771	R2720	50-22-27-200-049	407	PTA	43521 ALGONQUIN	05/26/21	\$318,500	\$70,070	\$63,700	\$57,330	\$157,290	\$314,572	\$59,928	\$56,000
ARROWON PINES OCCP 771	R2720	50-22-27-200-067	407	PTA	43700 ALGONQUIN	08/02/21	\$290,000	\$63,800	\$58,000	\$52,200	\$146,820	\$293,631	\$52,369	\$56,000
ARROWON PINES OCCP 771	R2720	50-22-27-200-067	407	WD	43700 ALGONQUIN	02/16/23	\$314,500	\$69,190	\$62,900	\$56,610	\$146,820	\$293,631	\$76,869	\$56,000
ARROWON PINES OCCP 771	R2720	50-22-27-200-070	407	PTA	43670 WENDINGO	04/12/21	\$362,500	\$79,750	\$72,500	\$65,250	\$184,180	\$368,355	\$50,145	\$56,000
ARROWON PINES OCCP 771	R2720	50-22-27-200-085	407	PTA	43460 ALGONQUIN	10/26/21	\$280,000	\$61,600	\$56,000	\$50,400	\$147,910	\$295,815	\$40,185	\$56,000

LEAVE LAND STABLE AT \$56,000						AVERAGE	\$313,100	\$68,882	\$62,620	\$56,358	\$156,604	\$313,201	\$55,899	\$56,000
						MEDIAN	\$314,500	\$69,190	\$62,900	\$56,610	\$147,910	\$295,815	\$52,369	\$56,000

17.8%

SEC 27 ACREAGE	R2750	50-22-27-200-012	50-22-27-2	401		04/29/22	\$500,000		\$100,000	\$90,000				
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Building Site 110,000

Residual 36,700  
 Low & Wet 3,000

WESTON ESTATES OCCP 1441	R2721	50-22-27-476-022	407 PTA	43503 MCLEAN	08/15/22	\$807,000	\$177,540	\$161,400	\$145,260	\$329,390	\$658,771	\$246,229	\$98,000
WESTON ESTATES OCCP 1441	R2721	50-22-27-476-033	407 PTA	43468 MCLEAN	08/26/22	\$724,900	\$159,478	\$144,980	\$130,482	\$327,760	\$655,524	\$167,376	\$98,000
<b>USE \$113,000 / 15.31% INCREASE</b>					AVERAGE	\$765,950	\$168,509	\$153,190	\$137,871	\$328,575	\$657,148	\$206,803	\$98,000
					MEDIAN	\$765,950	\$168,509	\$153,190	\$137,871	\$328,575	\$657,148	\$206,803	\$98,000
MONTEBELLO ESTATES OCCP 2172	R2722	50-22-27-453-005	407 PTA	22471 MONTEBELLO	02/15/23	\$911,000	\$200,420	\$182,200	\$163,980	\$431,700	\$863,404	\$256,596	\$209,000
MONTEBELLO ESTATES OCCP 2172	R2722	50-22-27-453-012	407 PTA	22561 MONTEBELLO	08/12/22	\$1,260,000	\$277,200	\$252,000	\$226,800	\$523,370	\$1,046,736	\$422,264	\$209,000
MONTEBELLO ESTATES OCCP 2172	R2722	50-22-27-453-015	407 PTA	22597 MONTEBELLO	02/02/22	\$955,000	\$210,100	\$191,000	\$171,900	\$496,750	\$993,498	\$170,502	\$209,000
MONTEBELLO ESTATES OCCP 2172	R2722	50-22-27-453-018	407 PTA	22633 MONTEBELLO	06/22/22	\$861,000	\$189,420	\$172,200	\$154,980	\$435,800	\$871,595	\$198,405	\$209,000
MONTEBELLO ESTATES OCCP 2172	R2722	50-22-27-453-019	407 PTA	22645 MONTEBELLO	10/20/22	\$1,000,000	\$220,000	\$200,000	\$180,000	\$524,990	\$1,049,986	\$178,014	\$228,000
MONTEBELLO ESTATES OCCP 2172	R2722	50-22-27-453-031	407 PTA	22454 MONTEBELLO	06/08/22	\$1,075,000	\$236,500	\$215,000	\$193,500	\$452,830	\$905,664	\$378,336	\$209,000
MONTEBELLO ESTATES OCCP 2172	R2722	50-22-27-453-038	407 PTA	22532 MONTEBELLO	01/25/23	\$1,296,350	\$285,197	\$259,270	\$233,343	\$667,170	\$1,334,349	\$307,001	\$345,000
<b>USE \$210,000 BASE, WITH ADJ FOR SIZE AND VIEW</b>					AVERAGE	\$1,051,193	\$231,262	\$210,239	\$189,215	\$504,659	\$1,009,319	\$273,017	\$231,143
					MEDIAN	\$1,000,000	\$220,000	\$200,000	\$180,000	\$496,750	\$993,498	\$256,596	\$209,000
20.9%													
Broadmoor Park	R2801	50-22-28-101-017	401 PTA	47350 BAKER	05/28/21	\$706,000	\$155,320	\$141,200	\$127,080	\$341,310	\$682,624	\$125,219	\$101,843
Broadmoor Park	R2801	50-22-28-103-004	401 PTA	23872 BROADMOOR PAR	04/29/22	\$783,000	\$172,260	\$156,600	\$140,940	\$338,330	\$676,650	\$210,103	\$103,753
Broadmoor Park	R2801	50-22-28-103-007	401 PTA	23790 BROADMOOR PAR	12/06/21	\$745,000	\$163,900	\$149,000	\$134,100	\$328,110	\$656,221	\$206,729	\$117,950
Broadmoor Park	R2801	50-22-28-103-021	401 PTA	47010 NORTHUMBERLAN	05/21/21	\$580,000	\$127,600	\$116,000	\$104,400	\$268,700	\$537,391	\$149,053	\$106,444
Broadmoor Park	R2801	50-22-28-104-005	401 PTA	23677 BROADMOOR PAR	08/12/21	\$720,000	\$158,400	\$144,000	\$129,600	\$343,710	\$687,423	\$142,516	\$109,939
Broadmoor Park	R2801	50-22-28-104-008	401 PTA	23599 BROADMOOR PAR	07/30/21	\$699,900	\$153,978	\$139,980	\$125,982	\$341,290	\$682,574	\$137,354	\$120,028
Broadmoor Park	R2801	50-22-28-104-010	401 PTA	23537 BROADMOOR PAR	06/29/21	\$750,000	\$165,000	\$150,000	\$135,000	\$335,520	\$671,030	\$187,723	\$108,753
Broadmoor Park	R2801	50-22-28-126-011	401 PTA	24057 BROADMOOR PAR	04/13/22	\$870,000	\$191,400	\$174,000	\$156,600	\$404,160	\$808,328	\$159,671	\$97,999
Broadmoor Park	R2801	50-22-28-126-014	401 PTA	24133 BROADMOOR PAR	04/28/22	\$750,000	\$165,000	\$150,000	\$135,000	\$333,450	\$666,892	\$191,032	\$107,924
Broadmoor Park	R2801	50-22-28-151-023	401 PTA	47225 NORTHUMBERLAN	11/07/22	\$750,000	\$165,000	\$150,000	\$135,000	\$368,760	\$737,524	\$115,268	\$102,792
Broadmoor Park	R2801	50-22-28-152-010	401 PTA	23350 WHITEHALL	08/24/22	\$863,000	\$189,860	\$172,600	\$155,340	\$425,930	\$851,862	\$123,353	\$112,215
Broadmoor Park	R2801	50-22-28-153-001	401 PTA	23629 ARGYLE	03/14/22	\$840,000	\$184,800	\$168,000	\$151,200	\$354,590	\$709,184	\$238,017	\$107,201
Broadmoor Park	R2801	50-22-28-152-012	401 PTA	47178 WHITE PINES	10/20/21	\$795,000	\$174,900	\$159,000	\$143,100	\$376,990	\$753,973	\$163,589	\$122,562
<b>USE \$1220 FF / 15% INCREASE</b>					AVERAGE	\$757,838	\$166,724	\$151,568	\$136,411	\$350,835	\$701,667	\$165,356	\$109,185
<b>RESULTS IN MEDIAN OF \$125,000 FOR ALL</b>					MEDIAN	\$750,000	\$165,000	\$150,000	\$135,000	\$341,310	\$682,624	\$159,671	\$107,924
14.4%													
WINTERGREEN	R2802	50-22-28-176-009	401 PTA	23787 WINTERGREEN	11/02/22	\$730,000	\$160,600	\$146,000	\$131,400	\$313,890	\$627,787	\$209,578	\$107,365
WINTERGREEN	R2802	50-22-28-177-002	401 PTA	23766 WINTERGREEN	06/04/21	\$640,000	\$140,800	\$128,000	\$115,200	\$302,930	\$605,861	\$152,139	\$118,000
<b>USE \$1130 FF Rate / 14.7% INCREASE</b>					AVERAGE	\$685,000	\$150,700	\$137,000	\$123,300	\$308,410	\$616,824	\$180,859	\$112,683
<b>RESULTS IN MEDIAN OF \$120,000</b>					MEDIAN	\$685,000	\$150,700	\$137,000	\$123,300	\$308,410	\$616,824	\$180,859	\$112,683
16.5%													
Windridge Place	R2803	50-22-28-204-020	401 PTA	45884 ASHFORD	09/01/21	\$600,000	\$132,000	\$120,000	\$108,000	\$290,700	\$581,393	\$119,712	\$101,105
Windridge Place	R2803	50-22-28-204-023	401 PTA	45848 ASHFORD	04/25/22	\$660,000	\$145,200	\$132,000	\$118,800	\$282,670	\$565,331	\$183,830	\$89,161
Windridge Place	R2803	50-22-28-204-026	401 PTA	45812 ASHFORD	08/10/22	\$562,500	\$123,750	\$112,500	\$101,250	\$248,880	\$497,767	\$152,267	\$87,534
Windridge Place	R2803	50-22-28-205-005	401 PTA	45949 ASHFORD	11/08/21	\$665,000	\$146,300	\$133,000	\$119,700	\$292,950	\$585,890	\$177,192	\$98,082
Windridge Place	R2803	50-22-28-205-007	401 PTA	45845 ASHFORD	10/01/21	\$620,000	\$136,400	\$124,000	\$111,600	\$280,160	\$560,327	\$155,899	\$96,226
<b>USE \$1050 FF Rate / 15.4% INCREASE</b>					AVERAGE	\$621,500	\$136,730	\$124,300	\$111,870	\$279,072	\$558,142	\$157,780	\$94,422
<b>RESULTS IN MEDIAN OF \$105,000</b>					MEDIAN	\$620,000	\$136,400	\$124,000	\$111,600	\$282,670	\$565,331	\$155,899	\$96,226
15.5%													
Westmont Village	R2804	50-22-28-202-003	401 PTA	24168 WESTMONT	11/22/21	\$608,500	\$133,870	\$121,700	\$109,530	\$293,780	\$587,558	\$113,298	\$92,356
Westmont Village	R2804	50-22-28-202-010	401 PTA	24084 WESTMONT	06/17/22	\$665,000	\$146,300	\$133,000	\$119,700	\$313,590	\$627,186	\$149,814	\$112,000

Westmont Village	R2804	50-22-28-253-008	401 PTA	23988 WESTMONT	07/27/21	\$596,000	\$131,120	\$119,200	\$107,280	\$287,890	\$575,775	\$114,314	\$94,089
Westmont Village	R2804	50-22-28-253-011	401 PTA	23952 WESTMONT	06/09/21	\$665,000	\$146,300	\$133,000	\$119,700	\$334,790	\$669,580	\$88,402	\$92,982
<b>USE \$1185 FF Rate / 15% INCREASE</b>					<b>AVERAGE</b>	<b>\$633,625</b>	<b>\$139,398</b>	<b>\$126,725</b>	<b>\$114,053</b>	<b>\$307,513</b>	<b>\$615,025</b>	<b>\$116,457</b>	<b>\$97,857</b>
<b>RESULTS IN MEDIAN OF \$114,000</b>					<b>MEDIAN</b>	<b>\$636,750</b>	<b>\$140,085</b>	<b>\$127,350</b>	<b>\$114,615</b>	<b>\$303,685</b>	<b>\$607,372</b>	<b>\$113,806</b>	<b>\$93,536</b>
14.7%													
Addington	R2805	50-22-28-227-009	401 PTA	24079 ELIZABETH	06/25/21	\$605,000	\$133,100	\$121,000	\$108,900	\$297,470	\$594,943	\$104,521	\$94,464
Addington	R2805	50-22-28-228-007	401 PTA	24118 ELIZABETH	05/21/21	\$460,000	\$101,200	\$92,000	\$82,800	\$246,120	\$492,249	\$64,889	\$97,138
Addington	R2805	50-22-28-228-013	401 PTA	24177 BRENTWOOD	06/30/21	\$557,000	\$122,540	\$111,400	\$100,260	\$278,950	\$557,903	\$92,218	\$93,121
Addington	R2805	50-22-28-276-012	401 PTA	24101 DEVONSHIRE	02/10/23	\$575,000	\$126,500	\$115,000	\$103,500	\$290,740	\$581,473	\$98,527	\$105,000
Addington	R2805	50-22-28-276-017	401 PTA	24082 ELIZABETH	03/09/22	\$635,000	\$139,700	\$127,000	\$114,300	\$303,940	\$607,872	\$128,222	\$101,094
Addington	R2805	50-22-28-278-003	401 PTA	45464 KIMBERLY	05/13/22	\$614,000	\$135,080	\$122,800	\$110,520	\$277,550	\$555,104	\$155,185	\$96,289
Addington	R2805	50-22-28-279-001	401 PTA	45441 ADDINGTON	04/09/21	\$545,000	\$119,900	\$109,000	\$98,100	\$280,040	\$560,084	\$89,916	\$105,000
<b>USE \$1050 FF Rate / 7.69% INCREASE</b>					<b>AVERAGE</b>	<b>\$570,143</b>	<b>\$125,431</b>	<b>\$114,029</b>	<b>\$102,626</b>	<b>\$282,116</b>	<b>\$564,233</b>	<b>\$104,783</b>	<b>\$98,872</b>
<b>RESULTS IN MEDIAN OF \$105,000</b>					<b>MEDIAN</b>	<b>\$575,000</b>	<b>\$126,500</b>	<b>\$115,000</b>	<b>\$103,500</b>	<b>\$280,040</b>	<b>\$560,084</b>	<b>\$98,527</b>	<b>\$97,138</b>
16.9%													
Autumn Park	R2806	50-22-28-301-008	401 PTA	47226 SUNNYBROOK	05/28/21	\$780,000	\$171,600	\$156,000	\$140,400	\$380,060	\$760,120	\$147,275	\$127,395
Autumn Park	R2806	50-22-28-303-004	401 WD	23122 ARGYLE	06/01/22	\$771,000	\$169,620	\$154,200	\$138,780	\$302,430	\$604,862	\$282,571	\$116,433
Autumn Park	R2806	50-22-28-303-006	401 PTA	23082 ARGYLE	07/08/21	\$580,000	\$127,600	\$116,000	\$104,400	\$318,210	\$636,415	\$78,056	\$134,471
Autumn Park	R2806	50-22-28-327-022	401 PTA	46115 WHITE PINES	07/26/21	\$770,965	\$169,612	\$154,193	\$138,774	\$348,020	\$696,046	\$194,418	\$119,499
Autumn Park	R2806	50-22-28-352-002	401 PTA	22798 SUMMER	08/02/21	\$665,000	\$146,300	\$133,000	\$119,700	\$336,780	\$673,563	\$117,546	\$126,109
Autumn Park	R2806	50-22-28-352-016	401 PTA	47323 SOMERSET	12/29/21	\$850,000	\$187,000	\$170,000	\$153,000	\$375,520	\$751,040	\$225,566	\$126,606
Autumn Park	R2806	50-22-28-352-023	401 PTA	22679 AUTUMN PARK	08/30/22	\$680,000	\$149,600	\$136,000	\$122,400	\$301,210	\$602,419	\$197,285	\$119,704
Autumn Park	R2806	50-22-28-353-019	401 PTA	47321 AUTUMN PARK	02/23/23	\$715,000	\$157,300	\$143,000	\$128,700	\$332,220	\$664,439	\$163,148	\$112,587
Autumn Park	R2806	50-22-28-353-021	401 WD	47273 AUTUMN PARK	10/06/22	\$835,000	\$183,700	\$167,000	\$150,300	\$334,700	\$669,407	\$276,276	\$110,683
Autumn Park	R2806	50-22-28-353-023	401 PTA	47225 AUTUMN PARK	12/10/21	\$750,000	\$165,000	\$150,000	\$135,000	\$406,620	\$813,241	\$47,966	\$111,207
Autumn Park	R2806	50-22-28-376-003	401 PTA	47034 SUNNYBROOK	08/04/21	\$777,500	\$171,050	\$155,500	\$139,950	\$384,210	\$768,410	\$128,731	\$119,641
Autumn Park	R2806	50-22-28-376-026	401 PTA	46865 SUNNYBROOK	03/14/22	\$852,000	\$187,440	\$170,400	\$153,360	\$314,710	\$629,415	\$336,551	\$113,966
Autumn Park	R2806	50-22-28-376-027	401 PTA	46866 SUNNYBROOK	04/12/21	\$774,000	\$170,280	\$154,800	\$139,320	\$383,720	\$767,440	\$141,045	\$134,485
<b>USE \$1160 FF Rate / 2.65% INCREASE</b>					<b>AVERAGE</b>	<b>\$753,882</b>	<b>\$165,854</b>	<b>\$150,776</b>	<b>\$135,699</b>	<b>\$347,570</b>	<b>\$695,140</b>	<b>\$179,726</b>	<b>\$120,984</b>
<b>RESULTS IN MEDIAN OF \$125,000</b>					<b>MEDIAN</b>	<b>\$771,000</b>	<b>\$169,620</b>	<b>\$154,200</b>	<b>\$138,780</b>	<b>\$336,780</b>	<b>\$673,563</b>	<b>\$163,148</b>	<b>\$119,641</b>
15.5%													
SOUTHWYCK OF NOVI	R2807												
<b>USE \$760/FF 5.56% INCREASE</b>													
ROYAL CROWN	R2808	50-22-28-476-003	401 PTA	22711 BERTRAM	12/07/22	\$481,500	\$105,930	\$96,300	\$86,670	\$221,490	\$442,982	\$132,693	\$94,175
ROYAL CROWN	R2808	50-22-28-453-011	401 PTA	22441 MOORGATE	08/22/22	\$580,000	\$127,600	\$116,000	\$104,400	\$260,180	\$520,360	\$146,540	\$86,900
ROYAL CROWN	R2808	50-22-28-479-003	401 PTA	45584 IRVINE	08/22/22	\$620,000	\$136,400	\$124,000	\$111,600	\$268,100	\$536,195	\$183,805	\$100,000
ROYAL CROWN	R2808	50-22-28-427-016	401 PTA	22799 RANDALL	08/11/22	\$522,000	\$114,840	\$104,400	\$93,960	\$230,450	\$460,894	\$161,106	\$100,000
ROYAL CROWN	R2808	50-22-28-452-003	401 PTA	22450 MOORGATE	08/08/22	\$629,000	\$138,380	\$125,800	\$113,220	\$286,190	\$572,372	\$141,726	\$85,098
ROYAL CROWN	R2808	50-22-28-451-012	401 PTA	45679 IRVINE	07/21/22	\$651,000	\$143,220	\$130,200	\$117,180	\$285,360	\$570,717	\$160,283	\$80,000
ROYAL CROWN	R2808	50-22-28-428-028	401 PTA	22760 BERTRAM	06/21/22	\$625,000	\$137,500	\$125,000	\$112,500	\$278,120	\$556,247	\$148,753	\$80,000
ROYAL CROWN	R2808	50-22-28-403-020	401 PTA	45728 IRVINE	06/16/22	\$590,000	\$129,800	\$118,000	\$106,200	\$252,340	\$504,671	\$173,005	\$87,676
ROYAL CROWN	R2808	50-22-28-426-011	401 PTA	22847 BRAYDON	06/06/22	\$530,000	\$116,600	\$106,000	\$95,400	\$218,500	\$436,991	\$181,385	\$88,376
ROYAL CROWN	R2808	50-22-28-428-002	401 PTA	22763 FOXMOOR	05/06/22	\$635,000	\$139,700	\$127,000	\$114,300	\$290,650	\$581,306	\$150,341	\$96,647
ROYAL CROWN	R2808	50-22-28-478-021	401 PTA	45437 IRVINE	05/02/22	\$675,000	\$148,500	\$135,000	\$121,500	\$318,350	\$636,694	\$138,306	\$100,000
ROYAL CROWN	R2808	50-22-28-478-010	401 PTA	45559 IRVINE	03/07/22	\$680,000	\$149,600	\$136,000	\$122,400	\$292,600	\$585,190	\$175,071	\$80,261
ROYAL CROWN	R2808	50-22-28-452-012	401 PTA	22539 HAVERGALE	01/14/22	\$565,000	\$124,300	\$113,000	\$101,700	\$264,340	\$528,674	\$117,353	\$81,027
ROYAL CROWN	R2808	50-22-28-451-006	401 PTA	45751 IRVINE	01/06/22	\$720,000	\$158,400	\$144,000	\$129,600	\$274,630	\$549,251	\$252,698	\$81,949
ROYAL CROWN	R2808	50-22-28-428-023	401 PTA	22619 FOXMOOR	12/01/21	\$525,000	\$115,500	\$105,000	\$94,500	\$250,480	\$500,963	\$117,471	\$93,434
ROYAL CROWN	R2808	50-22-28-453-008	401 PTA	22473 MOORGATE	10/28/21	\$575,000	\$126,500	\$115,000	\$103,500	\$263,520	\$527,038	\$130,021	\$82,059
ROYAL CROWN	R2808	50-22-28-402-002	401 PTA	45795 WHITE PINES	09/24/21	\$642,000	\$141,240	\$128,400	\$115,560	\$327,930	\$655,853	\$72,880	\$86,733
ROYAL CROWN	R2808	50-22-28-401-014	401 PTA	45760 WHITE PINES	08/18/21	\$560,000	\$123,200	\$112,000	\$100,800	\$246,830	\$493,657	\$147,095	\$80,752

ROYAL CROWN	R2808	50-22-28-477-008	401 PTA	22561 BERTRAM	07/21/21	\$530,000	\$116,600	\$106,000	\$95,400	\$239,780	\$479,569	\$130,431	\$80,000
ROYAL CROWN	R2808	50-22-28-401-029	401 PTA	45580 WHITE PINES	06/21/21	\$555,000	\$122,100	\$111,000	\$99,900	\$244,280	\$488,560	\$147,300	\$80,860
ROYAL CROWN	R2808	50-22-28-476-005	401 WD	22693 BERTRAM	06/18/21	\$470,000	\$103,400	\$94,000	\$84,600	\$223,630	\$447,256	\$110,048	\$87,304
ROYAL CROWN	R2808	50-22-28-403-018	401 PTA	45740 IRVINE	05/04/21	\$482,000	\$106,040	\$96,400	\$86,760	\$264,800	\$529,598	\$36,931	\$84,529
ROYAL CROWN	R2808	50-22-28-452-001	401 PTA	22426 MOORGATE	05/03/21	\$525,000	\$115,500	\$105,000	\$94,500	\$277,300	\$554,608	\$68,761	\$98,369

USE \$1150 FF Rate  
15% INCREASE  
Results in median of \$98,500

AVERAGE	\$581,196	\$127,863	\$116,239	\$104,615	\$264,341	\$528,680	\$140,174	\$87,659
MEDIAN	\$575,000	\$126,500	\$115,000	\$103,500	\$264,340	\$528,674	\$146,540	\$86,733

15.1%

Arden Glen/Amberlund	R2810	50-22-28-326-008	401 PTA	22722 BURLINGTON	07/06/22	\$849,000	\$186,780	\$169,800	\$152,820	\$402,070	\$804,143	\$145,848	\$100,991
Arden Glen/Amberlund	R2809	50-22-28-376-020	401 LC	22440 AMBERLUND	11/17/21	\$1,385,000	\$304,700	\$277,000	\$249,300	\$613,140	\$1,226,288	\$271,868	\$113,156
Arden Glen/Amberlund	R2809	50-22-28-376-023	401 WD	22500 AMBERLUND	03/18/22	\$1,275,000	\$280,500	\$255,000	\$229,500	\$557,590	\$1,115,188	\$290,783	\$130,971
Arden Glen/Amberlund	R2809	50-22-28-376-024	401 PTA	22520 AMBERLUND	09/14/22	\$1,530,000	\$336,600	\$306,000	\$275,400	\$543,380	\$1,086,756	\$603,244	\$160,000

USE FF Rate  
AVERAGE \$1,396,667 \$307,267 \$279,333 \$251,400 \$571,370 \$1,142,744 \$388,632 \$134,709  
MEDIAN \$1,385,000 \$304,700 \$277,000 \$249,300 \$557,590 \$1,115,188 \$290,783 \$130,971  
9.5%

COMBINE ARDEN GLEN AND DARCEY FOR 2024.  
ARDEN GLEN & DARCEY, USE \$1,100/FF  
AMBERLUND, USE \$1300/FF

Darcey	R2811	50-22-28-377-001	401 WD	22440 DARCEY	09/07/22	\$853,000	\$187,660	\$170,600	\$153,540	\$456,280	\$912,568	\$84,741	\$144,309
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**R2809**

Amberlund	R2809	50-22-28-376-020	401 LC	22440 AMBERLUND	11/17/21	\$1,385,000	\$304,700	\$277,000	\$249,300	\$613,140	\$1,226,288	\$271,868	\$113,156
Amberlund	R2809	50-22-28-376-023	401 WD	22500 AMBERLUND	03/18/22	\$1,275,000	\$280,500	\$255,000	\$229,500	\$557,590	\$1,115,188	\$290,783	\$130,971
Amberlund	R2809	50-22-28-376-024	401 PTA	22520 AMBERLUND	09/14/22	\$1,530,000	\$336,600	\$306,000	\$275,400	\$543,380	\$1,086,756	\$603,244	\$160,000

USE FF Rate  
AVERAGE \$1,396,667 \$307,267 \$279,333 \$251,400 \$571,370 \$1,142,744 \$388,632 \$134,709  
MEDIAN \$1,385,000 \$304,700 \$277,000 \$249,300 \$557,590 \$1,115,188 \$290,783 \$130,971  
1300/FF  
9.5%

**R2810**  
combine R2810 with R2811

Arden Glen/Darcey	R2811	50-22-28-377-001	401 WD	22440 DARCEY	09/07/22	\$853,000	\$187,660	\$170,600	\$153,540	\$456,280	\$912,568	\$84,741	\$144,309
Arden Glen/Darcey	R2810	50-22-28-326-008	401 PTA	22722 BURLINGTON	07/06/22	\$849,000	\$186,780	\$169,800	\$152,820	\$402,070	\$804,143	\$145,848	\$100,991

USE FF Rate  
AVERAGE \$851,000 \$187,220 \$170,200 \$153,180 \$429,175 \$858,356 \$115,295 \$122,650  
MEDIAN \$851,000 \$187,220 \$170,200 \$153,180 \$429,175 \$858,356 \$115,295 \$122,650  
suggest 1100 FF  
14.4%

SEC 28 ACREAGE R2850

Building Site 95,000  
Residual 31,700  
Low & Wet 3,000

ECHO VALLEY ESTATES	R2901	50-22-29-127-005	401 PTA	23949 HEARTWOOD	12/21/22	\$350,000	\$77,000	\$70,000	\$63,000	\$170,150	\$340,299	\$68,760	\$59,059
ECHO VALLEY ESTATES	R2901	50-22-29-127-006	401 PTA	23927 HEARTWOOD	07/09/21	\$315,000	\$69,300	\$63,000	\$56,700	\$159,900	\$319,804	\$56,032	\$60,836
ECHO VALLEY ESTATES	R2901	50-22-29-202-002	401 WD	24136 WOODHAM	02/17/23	\$501,000	\$110,220	\$100,200	\$90,180	\$188,090	\$376,177	\$177,248	\$52,425
ECHO VALLEY ESTATES	R2901	50-22-29-204-009	401 WD	48175 CEDARWOOD	09/02/21	\$476,000	\$104,720	\$95,200	\$85,680	\$232,390	\$464,780	\$80,420	\$69,200
ECHO VALLEY ESTATES	R2901	50-22-29-204-011	401 PTA	24025 LYNWOOD	07/22/22	\$385,000	\$84,700	\$77,000	\$69,300	\$163,590	\$327,185	\$128,441	\$70,626
ECHO VALLEY ESTATES	R2901	50-22-29-204-012	401 PTA	23963 LYNWOOD	10/03/22	\$355,000	\$78,100	\$71,000	\$63,900	\$148,750	\$297,503	\$120,780	\$63,283
ECHO VALLEY ESTATES	R2901	50-22-29-205-003	401 PTA	24018 LYNWOOD	07/06/22	\$385,000	\$84,700	\$77,000	\$69,300	\$161,920	\$323,840	\$123,627	\$62,467
ECHO VALLEY ESTATES	R2901	50-22-29-205-014	401 WD	23849 FOREST PARK	09/26/22	\$515,000	\$113,300	\$103,000	\$92,700	\$198,770	\$397,535	\$174,876	\$57,411



ECHO VALLEY ESTATES	R2901	50-22-29-206-002	401 PTA	47951 TEN MILE	05/06/22	\$370,000	\$81,400	\$74,000	\$66,600	\$171,380	\$342,765	\$85,630	\$58,395
ECHO VALLEY ESTATES	R2901	50-22-29-252-008	401 WD	48025 RUSHWOOD	09/27/21	\$300,000	\$66,000	\$60,000	\$54,000	\$156,390	\$312,781	\$57,019	\$69,800
<b>USE \$605 FF Rate 11% increase</b>					AVERAGE	\$395,200	\$86,944	\$79,040	\$71,136	\$175,133	\$350,267	\$107,283	\$62,350
Results in median of \$68,000					MEDIAN	\$377,500	\$83,050	\$75,500	\$67,950	\$166,870	\$333,742	\$103,205	\$61,652
16.3%													
Andover Pointe 1 & Andover Pointe 2	R2903	50-22-29-279-003	401 PTA	47992 ANDOVER	10/14/22	\$775,000	\$170,500	\$155,000	\$139,500	\$354,110	\$708,216	\$173,164	\$106,380
Andover Pointe 1 & Andover Pointe 2	R2902	50-22-29-206-016	401 WD	48076 ANDOVER	08/30/22	\$670,000	\$147,400	\$134,000	\$120,600	\$332,150	\$664,305	\$125,771	\$120,076
Andover Pointe 1 & Andover Pointe 2	R2902	50-22-29-254-003	401 PTA	48227 ANDOVER	10/27/21	\$750,500	\$165,110	\$150,100	\$135,090	\$315,850	\$631,694	\$223,299	\$104,493
<b>USE \$760 FF Rate</b>					AVERAGE	\$731,833	\$161,003	\$146,367	\$131,730	\$334,037	\$668,072	\$174,078	\$110,316
results in median of \$111,300					MEDIAN	\$750,500	\$165,110	\$150,100	\$135,090	\$332,150	\$664,305	\$173,164	\$106,380
14.2%													
IROQUOIS COURT	R2904												
<b>USE \$700 3.7% INCREASE</b>													
See R2902 and R2807													
Hummingbird	R2905	50-22-29-277-001	401 PTA	47609 EDINBOROUGH	08/25/22	\$725,000	\$159,500	\$145,000	\$130,500	\$302,080	\$604,165	\$243,182	\$122,347
<b>USE \$1050 FF Rate 5% increase</b>													16.9%
See also R 2902, 2904													
BECKENHAM	R2906	50-22-29-476-014	401 PTA	47578 BALDWIN	12/08/22	\$800,000	\$176,000	\$160,000	\$144,000	\$354,970	\$709,942	\$240,786	\$150,728
BECKENHAM	R2906	50-22-29-477-006	401 PTA	22495 KENSINGTON	04/02/21	\$700,000	\$154,000	\$140,000	\$126,000	\$373,520	\$747,037	\$75,106	\$122,143
<b>LEAVE STABLE AT \$1060/FF</b>					AVERAGE	\$750,000	\$165,000	\$150,000	\$135,000	\$364,245	\$728,490	\$157,946	\$136,436
					MEDIAN	\$750,000	\$165,000	\$150,000	\$135,000	\$364,245	\$728,490	\$157,946	\$136,436
18.2%													
VASILIOS	R2907	50-22-29-326-034	401 PTA	22822 VASILIOS	01/06/22	\$595,000	\$130,900	\$119,000	\$107,100	\$407,050	\$814,096	(\$89,096)	\$130,000
<b>BASE: \$145,000, ADJ FOR POND VIEW</b>													
CHELTENHAM	R2908	50-22-29-428-010	401 PTA	47639 ABERDEEN	06/23/22	\$1,190,000	\$261,800	\$238,000	\$214,200	\$514,570	\$1,029,133	\$293,698	\$132,831
<b>USE \$1050/FF</b>													
WILSHIRE ABBEY	R2909	50-22-29-401-016	401 WD	23186 DONNINGTON	09/02/21	\$1,000,000	\$220,000	\$200,000	\$180,000	\$512,520	\$1,025,030	\$114,970	\$140,000
WILSHIRE ABBEY	R2909	50-22-29-401-030	401 PTA	47868 CHELTENHAM	06/22/21	\$1,275,000	\$280,500	\$255,000	\$229,500	\$568,880	\$1,137,756	\$277,244	\$140,000
<b>BASE \$145,000</b>					AVERAGE	\$1,137,500	\$250,250	\$227,500	\$204,750	\$540,700	\$1,081,393	\$196,107	\$140,000
					MEDIAN	\$1,137,500	\$250,250	\$227,500	\$204,750	\$540,700	\$1,081,393	\$196,107	\$140,000
12.3%													
VALENCIA S EST #2150	R2910	50-22-29-227-003	407 PTA	47476 ALPINE	06/16/22	\$917,000	\$201,740	\$183,400	\$165,060	\$354,320	\$708,644	\$335,856	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-012	407 PTA	47602 ALPINE	09/12/22	\$860,000	\$189,200	\$172,000	\$154,800	\$351,370	\$702,740	\$291,135	\$133,875
VALENCIA S EST #2150	R2910	50-22-29-227-027	407 WD	47623 ALPINE	01/18/23	\$940,000	\$206,800	\$188,000	\$169,200	\$365,010	\$730,029	\$337,471	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-031	407 PTA	24061 PRESIDIO	06/14/21	\$821,000	\$180,620	\$164,200	\$147,780	\$376,120	\$752,230	\$196,270	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-032	407 PTA	24023 PRESIDIO	12/03/21	\$817,865	\$179,930	\$163,573	\$147,216	\$408,820	\$817,647	\$127,718	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-033	407 WD	47825 ALPINE	05/11/21	\$789,315	\$173,649	\$157,863	\$142,077	\$419,250	\$838,507	\$78,308	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-035	407 PTA	47795 ALPINE	04/23/21	\$739,000	\$162,580	\$147,800	\$133,020	\$359,480	\$718,968	\$147,532	\$127,500

VALENCIA S EST #2150	R2910	50-22-29-227-045	407	PTA	23971 PRESIDIO	04/16/21	\$753,825	\$165,842	\$150,765	\$135,689	\$399,950	\$799,900	\$81,425	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-046	407	PTA	23957 PRESIDIO	05/20/21	\$729,310	\$160,448	\$145,862	\$131,276	\$406,770	\$813,535	\$43,275	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-047	407	PTA	23929 PRESIDIO	08/26/21	\$837,265	\$184,198	\$167,453	\$150,708	\$413,160	\$826,313	\$138,452	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-048	407	PTA	23911 PRESIDIO	04/30/21	\$801,321	\$176,291	\$160,264	\$144,238	\$406,510	\$813,029	\$128,542	\$140,250
VALENCIA S EST #2150	R2910	50-22-29-227-052	407	PTA	23972 PRESIDIO	09/16/21	\$829,205	\$182,425	\$165,841	\$149,257	\$440,850	\$881,690	\$87,765	\$140,250
VALENCIA S EST #2150	R2910	50-22-29-227-053	407	PTA	23990 PRESIDIO	04/08/21	\$757,000	\$166,540	\$151,400	\$136,260	\$398,290	\$796,579	\$87,921	\$127,500
VALENCIA S EST #2150	R2910	50-22-29-227-055	407	PTA	47541 VILLA TERRACE	07/07/22	\$1,000,000	\$220,000	\$200,000	\$180,000	\$396,610	\$793,216	\$340,659	\$133,875
VALENCIA S EST #2150	R2910	50-22-29-227-061	407	PTA	47476 VILLA TERRACE	06/28/21	\$810,000	\$178,200	\$162,000	\$145,800	\$387,100	\$774,204	\$169,671	\$133,875
<b>USE \$145,000</b>						<b>AVERAGE</b>	<b>\$826,807</b>	<b>\$181,898</b>	<b>\$165,361</b>	<b>\$148,825</b>	<b>\$392,241</b>	<b>\$784,482</b>	<b>\$172,800</b>	<b>\$130,475</b>
<b>13.73% INCREASE</b>						<b>MEDIAN</b>	<b>\$817,865</b>	<b>\$179,930</b>	<b>\$163,573</b>	<b>\$147,216</b>	<b>\$398,290</b>	<b>\$796,579</b>	<b>\$138,452</b>	<b>\$127,500</b>

15.6%

Ten Mile Acreage	R2950													
<b>vacant land sale</b>	R2950	50-22-29-126-011	402			09/08/21	\$214,000							

<b>Building Site</b>	<b>95,000</b>
<b>Residual</b>	<b>30,000</b>
<b>Low &amp; Wet</b>	<b>3,000</b>

<b>BECK RD ACREAGE</b>	R2951
<b>Building Site</b>	<b>70,000</b>
<b>Residual</b>	<b>23,300</b>
<b>Low &amp; Wet</b>	<b>3,000</b>

<b>Nine Mile Acreage</b>	R2952	50-22-29-326-012	401	PTA	48560 NINE MILE	05/28/21	\$403,000	\$88,660	\$80,600	\$72,540	\$192,020	\$384,044	\$90,956	\$72,000
Nine Mile Acreage	R2952	50-22-29-326-024	401	PTA	48380 NINE MILE	06/24/22	\$390,000	\$85,800	\$78,000	\$70,200	\$170,790	\$341,577	\$120,423	\$72,000
<b>Building Site</b>	<b>85,000</b>					<b>AVERAGE</b>	<b>\$396,500</b>	<b>\$87,230</b>	<b>\$79,300</b>	<b>\$71,370</b>	<b>\$181,405</b>	<b>\$362,811</b>	<b>\$105,690</b>	<b>\$72,000</b>
<b>Residual</b>	<b>28,300</b>					<b>MEDIAN</b>	<b>\$396,500</b>	<b>\$87,230</b>	<b>\$79,300</b>	<b>\$71,370</b>	<b>\$181,405</b>	<b>\$362,811</b>	<b>\$105,690</b>	<b>\$72,000</b>
<b>Low &amp; Wet</b>	<b>3,000</b>													
<b>Conserv Esmt 1/2 residual</b>	<b>14,150</b>													

18.2%

PROVINCIAL GLADES	R3020	50-22-30-301-015	407	PTA	51098 ALMAFI	04/29/22	\$880,000	\$193,600	\$176,000	\$158,400	\$336,420	\$672,833	\$327,167	\$120,000
PROVINCIAL GLADES	R3020	50-22-30-301-026	407	PTA	51011 GLADES COURT W	06/15/22	\$938,000	\$206,360	\$187,600	\$168,840	\$433,420	\$866,844	\$191,156	\$120,000
PROVINCIAL GLADES	R3020	50-22-30-301-049	407	PTA	50595 GLADES COURT EA	10/28/21	\$920,000	\$202,400	\$184,000	\$165,600	\$469,420	\$938,840	\$101,160	\$120,000
PROVINCIAL GLADES	R3020	50-22-30-301-050	407	PTA	50623 GLADES COURT EA	10/15/21	\$940,000	\$206,800	\$188,000	\$169,200	\$408,450	\$816,890	\$243,110	\$120,000
<b>USE \$140,000</b>						<b>AVERAGE</b>	<b>\$919,500</b>	<b>\$202,290</b>	<b>\$183,900</b>	<b>\$165,510</b>	<b>\$411,928</b>	<b>\$823,852</b>	<b>\$215,648</b>	<b>\$120,000</b>
<b>16.67% INCREASE</b>						<b>MEDIAN</b>	<b>\$929,000</b>	<b>\$204,380</b>	<b>\$185,800</b>	<b>\$167,220</b>	<b>\$420,935</b>	<b>\$841,867</b>	<b>\$217,133</b>	<b>\$120,000</b>

EVERGREEN ESTATES	R3021													
EVERGREEN ESTATES	R3021	50-22-30-451-003	402			5/3/2021	225,000							
EVERGREEN ESTATES	R3021	50-22-30-451-002	402			10/18/2022	225,000							
EVERGREEN ESTATES	R3021	50-22-30-451-005	402			5/13/2021	240,000							
EVERGREEN ESTATES	R3021	50-22-30-451-001	402			11/29/2022	218,000							
<b>USE \$220,000</b>						<b>AVERAGE</b>	<b>\$227,000</b>							
<b>NO improved SALES in sales study</b>						<b>MEDIAN</b>	<b>\$225,000</b>							

**Vacant sales, developer states includes allowance for site imps.**

TERRA OCCP 2282	R3022	50-22-30-402-002	407	PTA	49477 VILLA	06/01/22	\$265,000				\$121,810	\$243,614	\$210,386	\$189,000
TERRA OCCP 2282	R3022	50-22-30-402-010	407	PTA	49610 VILLA	12/16/21	\$315,000				\$188,950	\$377,890	\$147,110	\$210,000
TERRA OCCP 2282	R3022	50-22-30-402-019	407	PTA	49506 VILLA	10/27/21	\$490,000				\$292,460	\$584,910	\$220,090	\$315,000

BASE SITE USE \$220,000  
 PREMIUM SITE USE \$315,000,  
 Adjustments as needed for size  
 See also Bellagio

	AVERAGE	\$356,667	\$201,073	\$402,138	\$192,529	\$238,000
	MEDIAN	\$315,000	\$188,950	\$377,890	\$210,386	\$210,000
						66.7%

SEC 30 ACREAGE	R3050	50-22-30-200-001	401 PTA	50155 TEN MILE	10/08/21	\$375,000	\$82,500	\$75,000	\$67,500	\$143,570	\$287,134	\$157,866	\$70,000
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Building Site 85,000  
 Residual 28,300  
 Low & Wet 3,000  
 Developmental 85,000  
 Bldg site B 100,000  
 Residual B 33,300

#REF!

DEER RUN	R3101	50-22-31-200-048	401 PTA	21781 GARFIELD	08/19/22	\$560,000	\$123,200	\$112,000	\$100,800	\$289,190	\$578,372	\$51,628	\$70,000
DEER RUN	R3101	50-22-31-200-081	401 PTA	49551 DEER RUN	06/10/22	\$947,000	\$208,340	\$189,400	\$170,460	\$400,780	\$801,564	\$232,436	\$87,000
DEER RUN	R3101	50-22-31-200-082	401 PTA	49531 DEER RUN	06/04/21	\$705,000	\$155,100	\$141,000	\$126,900	\$320,410	\$640,822	\$168,278	\$104,100

LAKE SITE: \$100,000  
 Pond Site: 85,000  
 Off Lake Site: 80,000

	AVERAGE	\$737,333	\$162,213	\$147,467	\$132,720	\$336,793	\$673,586	\$150,781	\$87,033
	MEDIAN	\$705,000	\$155,100	\$141,000	\$126,900	\$320,410	\$640,822	\$168,278	\$87,000
									12.3%

PARK PLACE	R3102	50-22-31-101-001	401 PTA	22337 HILLSIDE	01/28/22	\$765,000	\$168,300	\$153,000	\$137,700	\$370,450	\$740,907	\$132,654	\$108,561
PARK PLACE	R3102	50-22-31-101-012	401 PTA	22350 WATERLAND	06/17/22	\$900,000	\$198,000	\$180,000	\$162,000	\$426,670	\$853,349	\$168,472	\$121,821
PARK PLACE	R3102	50-22-31-101-016	401 PTA	22275 WATERLAND	06/28/21	\$820,000	\$180,400	\$164,000	\$147,600	\$358,870	\$717,740	\$216,260	\$114,000
PARK PLACE	R3102	50-22-31-102-003	401 PTA	51152 SUNDAY	12/15/21	\$815,000	\$179,300	\$163,000	\$146,700	\$390,230	\$780,463	\$155,258	\$120,721
PARK PLACE	R3102	50-22-31-103-009	401 PTA	22192 HILLSIDE	09/08/22	\$785,000	\$172,700	\$157,000	\$141,300	\$350,580	\$701,164	\$204,577	\$120,741
PARK PLACE	R3102	50-22-31-176-006	401 PTA	50991 PARK PLACE	10/07/22	\$830,000	\$182,600	\$166,000	\$149,400	\$384,070	\$768,139	\$184,108	\$122,247

USE \$950/FF 18.75% INCREASE  
 RESULTS IN MEDIAN LAND OF \$145,600 FOR 1 ACRE SITES.

	AVERAGE	\$819,167	\$180,217	\$163,833	\$147,450	\$380,145	\$760,294	\$176,888	\$118,015
	MEDIAN	\$817,500	\$179,850	\$163,500	\$147,150	\$377,260	\$754,523	\$176,290	\$120,731
									14.8%

vacant land sales

PARK PLACE	R3102	50-22-31-103-011	402		5/16/2022	279,900
PARK PLACE	R3102	50-22-31-151-002	402 WHEN SOLD		2/12/2021	200,000

DEER RUN OCCP 1303	R3120
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USE \$135,000 12.5% INCREASE  
 no sales 1 ACRE LOTS

CHAMBERLIN CROSSINGS #2130	R3121	50-22-31-104-001	407 PTA	51321 CHAMBERLIN	03/03/22	\$849,900	\$186,978	\$169,980	\$152,982	\$416,980	\$833,954	\$165,946	\$150,000
CHAMBERLIN CROSSINGS #2130	R3121	50-22-31-104-009	407 PTA	51196 CHAMBERLIN	07/08/22	\$1,010,000	\$222,200	\$202,000	\$181,800	\$445,930	\$891,851	\$268,149	\$150,000
CHAMBERLIN CROSSINGS #2130	R3121	50-22-31-104-012	407 WD	51280 CHAMBERLIN	10/03/22	\$1,300,000	\$286,000	\$260,000	\$234,000	\$515,790	\$1,031,585	\$418,415	\$150,000
CHAMBERLIN CROSSINGS #2130	R3121	50-22-31-104-012	407 PTA	51280 CHAMBERLIN	11/16/22	\$1,000,000	\$220,000	\$200,000	\$180,000	\$515,790	\$1,031,585	\$118,415	\$150,000

USE \$172,000  
 14.67% INCREASE

	AVERAGE	\$1,039,975	\$228,795	\$207,995	\$187,196	\$473,623	\$947,244	\$242,731	\$150,000
	MEDIAN	\$1,005,000	\$221,100	\$201,000	\$180,900	\$480,860	\$961,718	\$217,048	\$150,000
									14.9%

PARK PLACE EAST	R3122	50-22-31-201-001	407 PTA	50400 BOARDWALK	05/04/21	\$675,000	\$148,500	\$135,000	\$121,500	\$371,770	\$743,545	\$76,455	\$145,000
PARK PLACE EAST	R3122	50-22-31-201-002	407 PTA	50370 BOARDWALK	03/10/22	\$743,982	\$163,676	\$148,796	\$133,917	\$353,730	\$707,461	\$181,521	\$145,000
PARK PLACE EAST	R3122	50-22-31-201-006	407 PTA	50365 BOARDWALK	07/27/21	\$670,000	\$147,400	\$134,000	\$120,600	\$346,970	\$693,933	\$121,067	\$145,000

use \$130,000  
 10.3% decrease, land was high

	AVERAGE	\$696,327	\$153,192	\$139,265	\$125,339	\$357,490	\$714,980	\$126,348	\$145,000
	MEDIAN	\$675,000	\$148,500	\$135,000	\$121,500	\$353,730	\$707,461	\$121,067	\$145,000

BALLANTYNE OCCP 2367	R3123
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USE \$145,000 uniform with other land values in area  
 new development homes starting at \$900K-16%

Final land values should be closer to \$200,000.

SEC 31 ACREAGE	R3150	50-22-31-100-001	401 PTA	51285 NINE MILE	01/30/23	\$675,000	\$148,500	\$135,000	\$121,500	\$309,980	\$619,961	\$125,039	\$70,000
SEC 31 ACREAGE	R3150	50-22-31-400-008	401 WD	49680 EIGHT MILE	10/29/21	\$840,000	\$184,800	\$168,000	\$151,200	\$384,000	\$768,004	\$336,784	\$264,788

**BUILDING SITE: \$80,000**  
**DEV. LAND \$80,000**

**SEC 31 GARFIELD R3152**

Building Site **75,000**  
Residual **25,000**  
Low & Wet **3,000**  
Developmental **75,000**  
no sales

21.5%

<b>BELLAGIO OCCP 1238</b>	R3220	50-22-32-278-002	407 WD	47800 BELLAGIO	03/01/23	\$2,100,000	\$462,000	\$420,000	\$378,000	\$897,110	\$1,794,220	\$603,373	\$297,593
BELLAGIO OCCP 1238	R3220	50-22-32-276-017	407 PTA	48090 RAVELLO	09/21/22	\$3,000,000	\$660,000	\$600,000	\$540,000	\$1,095,850	\$2,191,708	\$1,118,591	\$310,299
BELLAGIO OCCP 1238	R3220	50-22-32-276-016	407 PTA	48050 RAVELLO	05/27/22	\$2,950,000	\$649,000	\$590,000	\$531,000	\$1,130,290	\$2,260,577	\$994,463	\$305,040
BELLAGIO OCCP 1238	R3220	50-22-32-278-012	407 PTA	47995 BELLAGIO	05/13/22	\$2,025,000	\$445,500	\$405,000	\$364,500	\$901,070	\$1,802,132	\$512,630	\$289,762
BELLAGIO OCCP 1238	R3220	50-22-32-278-005	407 PTA	47910 BELLAGIO	12/10/21	\$1,620,000	\$356,400	\$324,000	\$291,600	\$887,770	\$1,775,530	\$144,671	\$300,201
BELLAGIO OCCP 1238	R3220	50-22-32-278-018	407 PTA	47825 BELLAGIO	07/29/21	\$2,150,000	\$473,000	\$430,000	\$387,000	\$1,042,900	\$2,085,802	\$391,909	\$327,711
BELLAGIO OCCP 1238	R3220	50-22-32-278-011	407 PTA	48035 BELLAGIO	06/28/21	\$1,600,000	\$352,000	\$320,000	\$288,000	\$856,060	\$1,712,124	\$185,496	\$297,620
BELLAGIO OCCP 1238	R3220	50-22-32-276-015	407 WD	48010 RAVELLO	06/21/21	\$1,600,000	\$352,000	\$320,000	\$288,000	\$889,590	\$1,779,178	\$110,692	\$289,870
BELLAGIO OCCP 1238	R3220	50-22-32-276-002	407 WD	47490 BELLAGIO	06/18/21	\$1,800,000	\$396,000	\$360,000	\$324,000	\$945,830	\$1,891,650	\$199,958	\$291,608
BELLAGIO OCCP 1238	R3220	50-22-32-278-020	407 PTA	47765 BELLAGIO	06/17/21	\$2,326,000	\$511,720	\$465,200	\$418,680	\$1,085,860	\$2,171,713	\$475,826	\$321,539

**USE \$2085/FF, (STABLE) WITH ADJ FOR VIEW/SIZE**

**RESULTS IN AVERAGE OF \$339,000 AND MEDIAN OF \$340,000**

AVERAGE	\$2,117,100	\$465,762	\$423,420	\$381,078	\$973,233	\$1,946,463	\$473,761	\$303,124
MEDIAN	\$2,062,500	\$453,750	\$412,500	\$371,250	\$923,450	\$1,846,891	\$433,868	\$298,911

14.5%

MAYBURY PARK OCCP#1609	R3221	50-22-32-401-025	407 PTA	21127 MAYBURY PARK	12/30/21	\$1,700,000	\$374,000	\$340,000	\$306,000	\$792,560	\$1,585,110	\$366,890	\$252,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-026	407 PTA	21051 RICHMOND	07/13/22	\$1,380,000	\$303,600	\$276,000	\$248,400	\$586,560	\$1,173,112	\$446,888	\$240,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-027	407 PTA	21124 MAYBURY PARK	07/29/22	\$1,850,000	\$407,000	\$370,000	\$333,000	\$701,800	\$1,403,593	\$686,407	\$240,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-042	407 PTA	20805 MAYBURY PARK	03/18/22	\$1,700,000	\$374,000	\$340,000	\$306,000	\$761,660	\$1,523,316	\$416,684	\$240,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-042	407 PTA	20805 MAYBURY PARK	12/16/22	\$1,730,000	\$380,600	\$346,000	\$311,400	\$761,660	\$1,523,316	\$446,684	\$240,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-043	407 PTA	20783 MAYBURY PARK	01/25/23	\$2,100,000	\$462,000	\$420,000	\$378,000	\$810,690	\$1,621,370	\$718,630	\$240,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-054	407 PTA	20796 RICHMOND	04/29/22	\$1,600,000	\$352,000	\$320,000	\$288,000	\$753,020	\$1,506,040	\$333,960	\$240,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-080	407 PTA	21322 EQUESTRIAN	07/13/22	\$1,387,500	\$305,250	\$277,500	\$249,750	\$725,730	\$1,451,460	\$200,040	\$264,000
MAYBURY PARK OCCP#1609	R3221	50-22-32-401-109	407 PTA	20861 RICHMOND	10/26/21	\$1,670,000	\$367,400	\$334,000	\$300,600	\$751,850	\$1,503,692	\$418,308	\$252,000

**USE \$270,000, ADDED ADJUSTMENTS FOR SIZE AND VIEW**

**8.33% INCREASE FOR BASE**

AVERAGE	\$1,679,722	\$369,539	\$335,944	\$302,350	\$738,392	\$1,476,779	\$448,277	\$245,333
MEDIAN	\$1,700,000	\$374,000	\$340,000	\$306,000	\$753,020	\$1,506,040	\$418,308	\$240,000

14.1%

TUSCANY RESERVE OCCP 1873	R3222	50-22-32-376-004	407 PTA	20930 BAROLA	11/05/21	\$2,335,000	\$513,700	\$467,000	\$420,300	\$1,163,180	\$2,326,357	\$333,643	\$325,000
TUSCANY RESERVE OCCP 1873	R3222	50-22-32-376-005	407 PTA	20966 BAROLA	07/05/22	\$2,175,000	\$478,500	\$435,000	\$391,500	\$1,166,770	\$2,333,535	\$166,465	\$325,000
TUSCANY RESERVE OCCP 1873	R3222	50-22-32-376-021	407 PTA	48738 CASTELLO	10/13/21	\$2,400,000	\$528,000	\$480,000	\$432,000	\$993,740	\$1,987,481	\$737,519	\$325,000
TUSCANY RESERVE OCCP 1873	R3222	50-22-32-376-055	407 WD	48927 BAROLA	06/17/21	\$1,170,000	\$257,400	\$234,000	\$210,600	\$615,960	\$1,231,914	\$263,086	\$325,000

**REDUCE BASE TO \$315,000, ADD ADJ FOR SIZE AND VIEW**

**RESULTS IN AVERAGE OF \$328,600 AND AVERAGE OF \$315,000**

AVERAGE	\$2,020,000	\$444,400	\$404,000	\$363,600	\$984,913	\$1,969,822	\$375,178	\$325,000
MEDIAN	\$2,255,000	\$496,100	\$451,000	\$405,900	\$1,078,460	\$2,156,919	\$298,365	\$325,000

14.4%

CASA LOMA #2125	R3223	50-22-32-201-007	407 WD	47750 CASA LOMA	05/28/21	\$2,800,000	\$616,000	\$560,000	\$504,000	\$1,171,150	\$2,342,300	\$809,450	\$351,750
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**USE \$350,000 with +/- adj**

SEE ALSO BELLAGIO

DUNHILL PARK OCCP 2161	R3224	50-22-32-402-001	407	PTA	20761 DUNHILL	05/31/22	\$1,166,478	\$256,625	\$233,296	\$209,966	\$537,850	\$1,075,690	\$271,288	\$180,500		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-002	407	PTA	20793 DUNHILL	05/11/22	\$1,067,294	\$234,805	\$213,459	\$192,113	\$489,000	\$977,993	\$269,801	\$180,500		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-003	407	PTA	20825 DUNHILL	02/04/22	\$1,050,000	\$231,000	\$210,000	\$189,000	\$569,560	\$1,139,113	\$100,887	\$190,000		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-008	407	PTA	21049 DUNHILL	10/14/21	\$912,600	\$200,772	\$182,520	\$164,268	\$484,320	\$968,640	\$152,960	\$209,000		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-011	407	PTA	21052 DUNHILL	07/18/22	\$1,007,475	\$221,645	\$201,495	\$181,346	\$480,250	\$960,509	\$255,966	\$209,000		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-016	407	PTA	47770 DUNHILL	10/14/21	\$951,885	\$209,415	\$190,377	\$171,339	\$480,100	\$960,197	\$172,188	\$180,500		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-017	407	PTA	47738 DUNHILL	09/27/21	\$1,150,000	\$253,000	\$230,000	\$207,000	\$498,390	\$996,778	\$343,222	\$190,000		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-021	407	PTA	47642 DUNHILL	10/28/21	\$1,092,066	\$240,255	\$218,413	\$196,572	\$513,890	\$1,027,771	\$282,795	\$218,500		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-026	407	PTA	47663 WALES	03/10/22	\$984,395	\$216,567	\$196,879	\$177,191	\$505,560	\$1,011,110	\$163,285	\$190,000		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-028	407	PTA	47695 WALES	04/22/22	\$940,188	\$206,841	\$188,038	\$169,234	\$487,370	\$974,735	\$155,453	\$190,000		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-030	407	PTA	47743 DUNHILL	10/15/21	\$1,040,000	\$228,800	\$208,000	\$187,200	\$494,850	\$989,699	\$240,301	\$190,000		
DUNHILL PARK OCCP 2161	R3224	50-22-32-402-031	407	PTA	47775 DUNHILL	03/31/22	\$925,472	\$203,604	\$185,094	\$166,585	\$494,280	\$988,554	\$117,418	\$180,500		
USE \$190,000 with +/- adj leave stable						AVERAGE	\$1,023,988	\$225,277	\$204,798	\$184,318	\$502,952	\$1,005,899	\$210,464	\$192,375		
						MEDIAN	\$1,023,738	\$225,222	\$204,748	\$184,273	\$494,565	\$989,127	\$206,245	\$190,000		
18.6%																
SEC 32 ACREAGE	R3250	50-22-32-200-018	401	PTA	48265 NINE MILE	10/27/21	\$860,000	\$189,200	\$172,000	\$154,800	\$442,240	\$884,476	\$110,898	\$135,374		
SEC 32 ACREAGE	R3250	50-22-32-200-041	401	PTA	47965 NINE MILE	11/18/22	\$633,000	\$139,260	\$126,600	\$113,940	\$352,140	\$704,276	\$122,396	\$193,672		
SEC 32 ACREAGE	R3250	50-22-32-200-043	401	PTA	48215 NINE MILE	04/23/21	\$340,000	\$74,800	\$68,000	\$61,200	\$169,750	\$339,506	\$87,475	\$86,981		
SEC 32 ACREAGE	R3250	50-22-32-200-044	401	PTA	48245 NINE MILE	05/06/22	\$560,000	\$123,200	\$112,000	\$100,800	\$279,290	\$558,579	\$165,661	\$164,240		
SEC 32 ACREAGE	R3250	50-22-32-200-046	401	PTA	48205 NINE MILE	06/21/22	\$885,000	\$194,700	\$177,000	\$159,300	\$423,000	\$845,994	\$145,688	\$106,682		
						AVERAGE	\$655,600	\$144,232	\$131,120	\$118,008	\$333,284	\$666,566	\$126,424	\$137,390		
						MEDIAN	\$633,000	\$139,260	\$126,600	\$113,940	\$352,140	\$704,276	\$122,396	\$135,374		
21.4%																
Building Site							100,000									
Residual							33,300									
Low & Wet							3,000									
Developmental							100,000									
BARCLAY ESTATES	R3301	50-22-33-102-004	401	PTA	21955 YORK MILLS	05/26/21	\$767,000	\$168,740	\$153,400	\$138,060	\$403,430	\$806,852	\$84,446	\$124,298		
BARCLAY ESTATES	R3301	50-22-33-103-002	401	WD	22339 BARCLAY	03/15/23	\$712,000	\$156,640	\$142,400	\$128,160	\$370,840	\$741,677	\$69,548	\$99,225		
BARCLAY ESTATES	R3301	50-22-33-103-008	401	PTA	22139 BARCLAY	04/14/21	\$510,000	\$112,200	\$102,000	\$91,800	\$273,310	\$546,615	\$74,745	\$111,360		
BARCLAY ESTATES	R3301	50-22-33-103-009	401	PTA	22119 BARCLAY	07/07/21	\$680,000	\$149,600	\$136,000	\$122,400	\$318,540	\$637,073	\$154,036	\$111,109		
BARCLAY ESTATES	R3301	50-22-33-103-010	401	PTA	22099 BARCLAY	07/05/22	\$750,000	\$165,000	\$150,000	\$135,000	\$371,520	\$743,044	\$115,689	\$108,733		
BARCLAY ESTATES	R3301	50-22-33-129-007	401	PTA	22337 HAZELTON	09/07/22	\$675,000	\$148,500	\$135,000	\$121,500	\$361,910	\$723,828	\$58,070	\$106,898		
BARCLAY ESTATES	R3301	50-22-33-129-010	401	PTA	22277 HAZELTON	07/29/21	\$535,000	\$117,700	\$107,000	\$96,300	\$287,590	\$575,173	\$51,608	\$91,781		
BARCLAY ESTATES	R3301	50-22-33-152-010	401	PTA	21940 BARCLAY	11/12/21	\$610,000	\$134,200	\$122,000	\$109,800	\$299,600	\$599,195	\$118,511	\$107,706		
BARCLAY ESTATES	R3301	50-22-33-152-016	401	PTA	21970 YORK MILLS	07/16/21	\$825,000	\$181,500	\$165,000	\$148,500	\$401,120	\$802,231	\$130,373	\$107,604		
BARCLAY ESTATES	R3301	50-22-33-152-011	401	PTA	21960 BARCLAY	12/03/21	\$711,000	\$156,420	\$142,200	\$127,980	\$322,660	\$645,319	\$164,388	\$98,707		
USE \$1115/FF						AVERAGE	\$677,500	\$149,050	\$135,500	\$121,950	\$341,052	\$682,101	\$102,141	\$106,742		
RESULTS IN MEDIAN OF \$115,000 FOR ALL						MEDIAN	\$695,500	\$153,010	\$139,100	\$125,190	\$342,285	\$684,574	\$100,068	\$107,655		
15.5%																
BRADFORD	R3302	50-22-33-254-001	401	WD	22293 ROXBURY	09/30/21	\$649,000	\$142,780	\$129,800	\$116,820	\$289,760	\$579,512	\$179,488	\$110,000		
BRADFORD	R3302	50-22-33-277-014	401	PTA	22228 ROXBURY	09/30/22	\$608,500	\$133,870	\$121,700	\$109,530	\$305,900	\$611,790	\$103,563	\$106,853		
BRADFORD	R3303	50-22-33-126-001	401	PTA	46448 GALWAY	05/04/22	\$890,000	\$195,800	\$178,000	\$160,200	\$376,030	\$752,058	\$245,995	\$108,053		
BRADFORD	R3303	50-22-33-127-005	401	PTA	46499 GALWAY	10/13/22	\$698,000	\$153,560	\$139,600	\$125,640	\$335,620	\$671,239	\$136,761	\$110,000		
BRADFORD	R3303	50-22-33-128-005	401	PTA	22433 PADDINGTON	09/23/22	\$690,000	\$151,800	\$138,000	\$124,200	\$288,940	\$577,881	\$213,681	\$101,562		
BRADFORD	R3303	50-22-33-176-001	401	PTA	22427 NORFOLK	06/06/22	\$835,000	\$183,700	\$167,000	\$150,300	\$322,760	\$645,517	\$295,101	\$105,618		
BRADFORD	R3303	50-22-33-251-034	401	PTA	22382 CARLISLE	06/24/22	\$690,000	\$151,800	\$138,000	\$124,200	\$315,230	\$630,452	\$169,548	\$110,000		
BRADFORD	R3303	50-22-33-251-035	401	PTA	22364 CARLISLE	07/08/21	\$675,000	\$148,500	\$135,000	\$121,500	\$276,360	\$552,725	\$223,365	\$101,090		
BRADFORD	R3303	50-22-33-251-039	401	PTA	22309 CARLISLE	10/05/22	\$760,000	\$167,200	\$152,000	\$136,800	\$333,670	\$667,336	\$195,600	\$102,936		
USE \$980/FF						AVERAGE	\$721,722	\$158,779	\$144,344	\$129,910	\$316,030	\$632,057	\$195,900	\$106,235		
RESULTS IN MEDIAN OF \$120,000 FOR ALL						MEDIAN	\$690,000	\$151,800	\$138,000	\$124,200	\$315,230	\$630,452	\$195,600	\$106,853		
15.5%																
LXINGTON GREEN	R3304	50-22-33-277-008	401	PTA	21897 WORCESTER	06/10/22	\$460,000	\$101,200	\$92,000	\$82,800	\$189,300	\$378,598	\$158,909	\$77,507		

LEXINGTON GREEN	R3304	50-22-33-279-004	401 PTA	45767 SHEFFIELD	05/18/22	\$575,000	\$126,500	\$115,000	\$103,500	\$270,140	\$540,288	\$119,112	\$84,400
LEXINGTON GREEN	R3304	50-22-33-277-003	401 PTA	21894 ROXBURY	01/10/22	\$527,500	\$116,050	\$105,500	\$94,950	\$271,700	\$543,402	\$64,795	\$80,697
LEXINGTON GREEN	R3304	50-22-33-279-019	401 PTA	21735 WORCESTER	11/23/21	\$505,000	\$111,100	\$101,000	\$90,900	\$236,050	\$472,102	\$116,045	\$83,147
LEXINGTON GREEN	R3304	50-22-33-251-003	401 PTA	21825 DALEVIEW	10/27/21	\$425,000	\$93,500	\$85,000	\$76,500	\$224,310	\$448,628	\$57,733	\$81,361
LEXINGTON GREEN	R3304	50-22-33-253-005	401 WD	45953 GALWAY	09/17/21	\$530,000	\$116,600	\$106,000	\$95,400	\$273,590	\$547,187	\$64,907	\$82,094
LEXINGTON GREEN	R3304	50-22-33-251-006	401 PTA	46120 GALWAY	06/23/21	\$455,000	\$100,100	\$91,000	\$81,900	\$205,290	\$410,575	\$122,314	\$77,889
<b>USE \$715 / 10.85% INCREASE</b>					<b>AVERAGE</b>	<b>\$496,786</b>	<b>\$109,293</b>	<b>\$99,357</b>	<b>\$89,421</b>	<b>\$238,626</b>	<b>\$477,254</b>	<b>\$100,545</b>	<b>\$81,014</b>
<b>RESULTS IN MEDIAN OF \$89,400 FOR ALL</b>					<b>MEDIAN</b>	<b>\$505,000</b>	<b>\$111,100</b>	<b>\$101,000</b>	<b>\$90,900</b>	<b>\$236,050</b>	<b>\$472,102</b>	<b>\$116,045</b>	<b>\$81,361</b>
16.1%													
<hr/>													
DELFINO ESTATES	R3305												
<b>use \$120,000</b>													
<b>9% increase</b>													
<hr/>													
<b>DUNNABECK ESTATES</b>	R3306	50-22-33-153-005	401 PTA	21882 DUNNABECK	06/15/22	\$590,000	\$129,800	\$118,000	\$106,200	\$232,660	\$465,311	\$191,310	\$66,621
DUNNABECK ESTATES	R3306	50-22-33-153-013	401 PTA	21877 DUNNABECK	08/12/21	\$460,000	\$101,200	\$92,000	\$82,800	\$228,930	\$457,862	\$70,339	\$68,201
<b>USE \$1025 / 15% INCREASE</b>					<b>AVERAGE</b>	<b>\$525,000</b>	<b>\$115,500</b>	<b>\$105,000</b>	<b>\$94,500</b>	<b>\$230,795</b>	<b>\$461,587</b>	<b>\$130,825</b>	<b>\$67,411</b>
<b>RESULTS IN MEDIAN OF \$78,500 FOR ALL</b>					<b>MEDIAN</b>	<b>\$525,000</b>	<b>\$115,500</b>	<b>\$105,000</b>	<b>\$94,500</b>	<b>\$230,795</b>	<b>\$461,587</b>	<b>\$130,825</b>	<b>\$67,411</b>
12.8%													
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<b>Sec 33 Acreage</b>	R3350	50-22-33-100-024	401 PTA	22126 BECK	09/02/22	\$1,010,000	\$222,200	\$202,000	\$181,800	\$494,580	\$989,159	\$135,695	\$114,854
<b>Building Site</b>						<b>120,000</b>							
<b>Residual</b>						<b>40,000</b>							
<b>Low &amp; Wet</b>						<b>3,000</b>							
<b>12% increase</b>													
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CONNEMARA HILLS	R3401	50-22-34-126-002	401 PTA	22328 CONNEMARA	02/13/23	\$330,000	\$72,600	\$66,000	\$59,400	\$138,830	\$277,664	\$126,998	\$74,662
CONNEMARA HILLS	R3401	50-22-34-102-009	401 PTA	22030 TAFT	11/08/22	\$330,000	\$72,600	\$66,000	\$59,400	\$174,740	\$349,476	\$42,013	\$61,489
CONNEMARA HILLS	R3401	50-22-34-151-007	401 PTA	45331 BYRNE	09/21/22	\$572,000	\$125,840	\$114,400	\$102,960	\$233,220	\$466,439	\$180,223	\$74,662
CONNEMARA HILLS	R3401	50-22-34-101-016	401 PTA	45030 MAYO	08/25/22	\$395,000	\$86,900	\$79,000	\$71,100	\$176,140	\$352,279	\$111,806	\$69,085
CONNEMARA HILLS	R3401	50-22-34-101-010	401 PTA	45204 MAYO	08/16/22	\$455,000	\$100,100	\$91,000	\$81,900	\$214,720	\$429,445	\$100,754	\$75,199
CONNEMARA HILLS	R3401	50-22-34-154-007	401 PTA	21710 RATHLONE	06/24/22	\$704,000	\$154,880	\$140,800	\$126,720	\$312,840	\$625,679	\$143,481	\$65,160
CONNEMARA HILLS	R3401	50-22-34-153-006	401 PTA	21614 KILRUSH	04/15/22	\$440,000	\$96,800	\$88,000	\$79,200	\$215,860	\$431,726	\$83,926	\$75,652
CONNEMARA HILLS	R3401	50-22-34-126-004	401 PTA	22242 CONNEMARA	03/23/22	\$420,000	\$92,400	\$84,000	\$75,600	\$217,460	\$434,911	\$57,016	\$71,927
CONNEMARA HILLS	R3401	50-22-34-102-040	401 PTA	45310 BYRNE	03/11/22	\$500,000	\$110,000	\$100,000	\$90,000	\$206,130	\$412,261	\$153,739	\$66,000
CONNEMARA HILLS	R3401	50-22-34-154-012	401 PTA	45011 BYRNE	03/02/22	\$470,000	\$103,400	\$94,000	\$84,600	\$216,780	\$433,568	\$111,184	\$74,752
CONNEMARA HILLS	R3401	50-22-34-152-005	401 PTA	21740 KILRUSH	08/30/21	\$435,000	\$95,700	\$87,000	\$78,300	\$220,290	\$440,584	\$65,111	\$70,695
CONNEMARA HILLS	R3401	50-22-34-154-016	401 PTA	21805 CONNEMARA	08/13/21	\$360,000	\$79,200	\$72,000	\$64,800	\$160,920	\$321,847	\$106,896	\$68,743
CONNEMARA HILLS	R3401	50-22-34-154-015	401 PTA	21831 CONNEMARA	08/09/21	\$350,000	\$77,000	\$70,000	\$63,000	\$176,260	\$352,524	\$66,033	\$68,557
CONNEMARA HILLS	R3401	50-22-34-102-027	401 PTA	45134 BYRNE	08/06/21	\$461,000	\$101,420	\$92,200	\$82,980	\$243,660	\$487,327	\$43,840	\$70,167
CONNEMARA HILLS	R3401	50-22-34-154-015	401 WD	21831 CONNEMARA	06/28/21	\$323,000	\$71,060	\$64,600	\$58,140	\$176,260	\$352,524	\$39,033	\$68,557
CONNEMARA HILLS	R3401	50-22-34-102-050	401 PTA	45201 MAYO	05/13/21	\$415,000	\$91,300	\$83,000	\$74,700	\$231,570	\$463,136	\$24,794	\$72,930
CONNEMARA HILLS	R3401	50-22-34-176-008	401 PTA	21724 CONNEMARA	04/30/21	\$385,000	\$84,700	\$77,000	\$69,300	\$192,780	\$385,557	\$76,492	\$77,049
CONNEMARA HILLS	R3401	50-22-34-152-001	401 PTA	45201 BYRNE	04/14/21	\$385,000	\$84,700	\$77,000	\$69,300	\$226,000	\$451,996	\$1,476	\$68,472
<b>USE \$635/FF / 15.5% INCREASE</b>					<b>AVERAGE</b>	<b>\$429,444</b>	<b>\$94,478</b>	<b>\$85,889</b>	<b>\$77,300</b>	<b>\$207,470</b>	<b>\$414,941</b>	<b>\$85,268</b>	<b>\$70,764</b>
<b>\$79,800 MEDIAN FOR ALL</b>					<b>MEDIAN</b>	<b>\$417,500</b>	<b>\$91,850</b>	<b>\$83,500</b>	<b>\$75,150</b>	<b>\$215,290</b>	<b>\$430,586</b>	<b>\$80,209</b>	<b>\$70,431</b>
16.9%													
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NORTH HILLS ESTATES	R3402	50-22-34-128-005	401 WD	21946 CENTER	01/13/23	\$339,900	\$74,778	\$67,980	\$61,182	\$158,530	\$317,054	\$91,554	\$68,708
NORTH HILLS ESTATES	R3402	50-22-34-128-007	401 PTA	21900 CENTER	07/22/21	\$390,000	\$85,800	\$78,000	\$70,200	\$186,520	\$373,039	\$84,659	\$67,698
NORTH HILLS ESTATES	R3402	50-22-34-177-048	401 PTA	21836 BEDFORD	08/08/22	\$385,000	\$84,700	\$77,000	\$69,300	\$164,560	\$329,113	\$120,760	\$64,873
NORTH HILLS ESTATES	R3402	50-22-34-179-001	401 WD	44893 GALWAY	06/09/21	\$420,000	\$92,400	\$84,000	\$75,600	\$214,470	\$428,946	\$62,076	\$71,022
NORTH HILLS ESTATES	R3402	50-22-34-179-002	401 PTA	44871 GALWAY	12/17/21	\$505,000	\$111,100	\$101,000	\$90,900	\$215,180	\$430,358	\$145,664	\$71,022

NORTH HILLS ESTATES	R3402	50-22-34-201-006	401	PTA	22350 NORTH HILLS	08/13/21	\$470,000	\$103,400	\$94,000	\$84,600	\$222,500	\$444,990	\$92,335	\$67,325
NORTH HILLS ESTATES	R3402	50-22-34-251-010	401	PTA	21792 CUMBERLAND	06/10/21	\$365,000	\$80,300	\$73,000	\$65,700	\$206,210	\$412,417	\$25,047	\$72,464
<b>USE \$820/FF, 8% INCREASE</b>						AVERAGE	\$410,700	\$90,354	\$82,140	\$73,926	\$195,424	\$390,845	\$88,871	\$69,016
<b>\$77,400 MEDIAN FOR ALL</b>						MEDIAN	\$390,000	\$85,800	\$78,000	\$70,200	\$206,210	\$412,417	\$91,554	\$68,708
														17.6%
TIMBERIDGE ESTATES	R3403	50-22-34-227-008	401	WD	43521 SERENITY	12/19/22	\$465,000	\$102,300	\$93,000	\$83,700	\$249,480	\$498,965	\$52,965	\$86,930
TIMBERIDGE ESTATES	R3403	50-22-34-226-049	401	PTA	43442 SERENITY	09/07/22	\$748,000	\$164,560	\$149,600	\$134,640	\$290,180	\$580,367	\$280,956	\$113,323
TIMBERIDGE ESTATES	R3403	50-22-34-226-042	401	PTA	43498 SERENITY	07/01/22	\$720,000	\$158,400	\$144,000	\$129,600	\$278,420	\$556,840	\$246,410	\$83,250
TIMBERIDGE ESTATES	R3403	50-22-34-228-001	401	PTA	43481 SERENITY	06/07/22	\$750,000	\$165,000	\$150,000	\$135,000	\$295,330	\$590,650	\$257,097	\$97,747
TIMBERIDGE ESTATES	R3403	50-22-34-203-005	401	PTA	43564 SCENIC	05/26/22	\$725,000	\$159,500	\$145,000	\$130,500	\$372,400	\$744,797	\$81,553	\$101,350
TIMBERIDGE ESTATES	R3403	50-22-34-229-009	401	PTA	43451 SCENIC	03/09/22	\$510,000	\$112,200	\$102,000	\$91,800	\$246,680	\$493,357	\$108,108	\$91,465
TIMBERIDGE ESTATES	R3403	50-22-34-201-038	401	PTA	43530 SERENITY	09/13/21	\$675,000	\$148,500	\$135,000	\$121,500	\$275,860	\$551,710	\$213,861	\$90,571
TIMBERIDGE ESTATES	R3403	50-22-34-228-009	401	PTA	43452 SCENIC	06/07/21	\$480,000	\$105,600	\$96,000	\$86,400	\$255,520	\$511,042	\$58,643	\$89,685
TIMBERIDGE ESTATES	R3403	50-22-34-203-015	401	PTA	43593 SERENITY	04/15/21	\$520,000	\$114,400	\$104,000	\$93,600	\$274,500	\$548,996	\$55,782	\$84,778
<b>USE \$1065/FF / 15% INCREASE</b>						AVERAGE	\$621,444	\$136,718	\$124,289	\$111,860	\$282,041	\$564,080	\$150,597	\$93,233
<b>\$107,000 MEDIAN FOR ALL</b>						MEDIAN	\$675,000	\$148,500	\$135,000	\$121,500	\$275,860	\$551,710	\$108,108	\$90,571
														13.4%
SUN VALLEY	R3404	50-22-34-226-057	401	PTA	43455 VERO	03/28/22	\$980,000	\$215,600	\$196,000	\$176,400	\$504,340	\$1,008,680	\$90,825	\$119,505
<b>USE \$1240/FF 5% INCREASE</b>														
<b>\$128,900 MEDIAN FOR ALL</b>														
WESTRIDGE DOWNS	R3405	50-22-34-277-003	401	PTA	43740 WESTRIDGE	03/22/23	\$430,000	\$94,600	\$86,000	\$77,400	\$195,330	\$390,655	\$100,145	\$60,800
WESTRIDGE DOWNS	R3405	50-22-34-278-007	401	PTA	43647 WESTRIDGE	07/20/22	\$465,000	\$102,300	\$93,000	\$83,700	\$204,740	\$409,479	\$119,942	\$64,421
WESTRIDGE DOWNS	R3405	50-22-34-279-016	401	WD	43428 GALWAY	12/27/22	\$415,000	\$91,300	\$83,000	\$74,700	\$188,230	\$376,459	\$99,341	\$60,800
WESTRIDGE DOWNS	R3405	50-22-34-280-012	401	PTA	43541 GALWAY	06/17/21	\$421,000	\$92,620	\$84,200	\$75,780	\$209,180	\$418,357	\$64,076	\$61,433
WESTRIDGE DOWNS	R3405	50-22-34-280-013	401	PTA	43525 GALWAY	06/30/21	\$420,000	\$92,400	\$84,000	\$75,600	\$200,150	\$400,294	\$80,755	\$61,049
WESTRIDGE DOWNS	R3405	50-22-34-280-016	401	PTA	43411 GALWAY	09/14/21	\$372,000	\$81,840	\$74,400	\$66,960	\$175,870	\$351,733	\$76,048	\$55,781
<b>USE \$875/FF 15% INCREASE</b>						AVERAGE	\$420,500	\$92,510	\$84,100	\$75,690	\$195,583	\$391,163	\$90,051	\$60,714
<b>\$71,000 MEDIAN FOR ALL</b>						MEDIAN	\$420,500	\$92,510	\$84,100	\$75,690	\$197,740	\$395,475	\$90,048	\$60,925
														14.5%
CHELSEA KNOLL OCCP 468	R3420	50-22-34-226-035	407	WD	22311 CHELSEA	06/18/21	\$282,000	\$62,040	\$56,400	\$50,760	\$131,740	\$263,478	\$64,522	\$46,000
CHELSEA KNOLL OCCP 468	R3420	50-22-34-226-041	407	PTA	22155 CHELSEA	09/15/21	\$305,000	\$67,100	\$61,000	\$54,900	\$152,010	\$304,019	\$46,981	\$46,000
<b>USE \$53,000/UNIT</b>						AVERAGE	\$293,500	\$64,570	\$58,700	\$52,830	\$141,875	\$283,749	\$55,752	\$46,000
<b>15.2% INCREASE</b>						MEDIAN	\$293,500	\$64,570	\$58,700	\$52,830	\$141,875	\$283,749	\$55,752	\$46,000
														15.7%
SEC 34 ACREAGE	R3450	50-22-34-279-012	402		0.30 acre	9/10/2021	73,000							
	R3450	50-22-34-276-009	402		0.30 acre	7/13/2021	125,000							
Building Site	110,000					AVERAGE	\$99,000							
Residual	36,700					MEDIAN	\$99,000							
Low & Wet	3,000													
<b>10% increase</b>														
CHASE FARMS	R3501	50-22-35-201-016	401	PTA	41768 CHESTERFIELD	10/14/21	\$750,000	\$165,000	\$150,000	\$135,000	\$402,800	\$805,609	\$51,521	\$107,130
CHASE FARMS	R3501	50-22-35-201-022	401	PTA	41755 CHESTERFIELD	05/27/22	\$685,000	\$150,700	\$137,000	\$123,300	\$333,000	\$665,994	\$114,482	\$95,476
CHASE FARMS	R3501	50-22-35-201-027	401	PTA	41668 HEMPSHIRE	03/07/22	\$670,000	\$147,400	\$134,000	\$120,600	\$332,130	\$664,254	\$103,965	\$98,219
CHASE FARMS	R3501	50-22-35-226-014	401	PTA	22156 CHASE	08/16/21	\$685,000	\$150,700	\$137,000	\$123,300	\$322,810	\$645,622	\$132,003	\$92,625
CHASE FARMS	R3501	50-22-35-226-015	401	PTA	22174 CHASE	02/06/23	\$670,000	\$147,400	\$134,000	\$120,600	\$285,100	\$570,192	\$192,433	\$92,625
CHASE FARMS	R3501	50-22-35-229-007	401	PTA	22165 PICADILLY	05/27/22	\$725,100	\$159,522	\$145,020	\$130,518	\$316,850	\$633,709	\$185,154	\$93,763
CHASE FARMS	R3501	50-22-35-251-013	401	PTA	21773 CHASE	06/02/22	\$685,000	\$150,700	\$137,000	\$123,300	\$281,220	\$562,431	\$215,194	\$92,625

CHASE FARMS	R3501	50-22-35-251-024	401 PTA	21850 PICADILLY	05/31/22	\$790,000	\$173,800	\$158,000	\$142,200	\$331,080	\$662,166	\$220,459	\$92,625
CHASE FARMS	R3501	50-22-35-252-011	401 PTA	21772 CHASE	01/25/23	\$680,000	\$149,600	\$136,000	\$122,400	\$287,570	\$575,135	\$197,490	\$92,625
CHASE FARMS	R3501	50-22-35-278-022	401 PTA	22036 CHASE	07/05/22	\$670,000	\$147,400	\$134,000	\$120,600	\$276,560	\$553,118	\$209,507	\$92,625
CHASE FARMS	R3501	50-22-35-278-029	401 PTA	21882 CHASE	06/09/21	\$615,000	\$135,300	\$123,000	\$110,700	\$297,700	\$595,391	\$112,234	\$92,625
CHASE FARMS	R3501	50-22-35-278-030	401 PTA	21860 CHASE	07/22/22	\$625,000	\$137,500	\$125,000	\$112,500	\$265,870	\$531,741	\$185,884	\$92,625
CHASE FARMS	R3501	50-22-35-279-007	401 PTA	22015 CHASE	08/12/22	\$675,000	\$148,500	\$135,000	\$121,500	\$303,110	\$606,222	\$160,920	\$92,142
CHASE FARMS	R3501	50-22-35-279-017	401 PTA	22114 PICADILLY	06/07/22	\$795,500	\$175,010	\$159,100	\$143,190	\$331,980	\$663,962	\$222,494	\$90,956
CHASE FARMS	R3501	50-22-35-279-021	401 PTA	22190 PICADILLY	08/03/22	\$760,000	\$167,200	\$152,000	\$136,800	\$328,250	\$656,500	\$194,456	\$90,956
CHASE FARMS	R3501	50-22-35-326-004	401 PTA	21165 CHASE	04/08/22	\$710,000	\$156,200	\$142,000	\$127,800	\$325,930	\$651,862	\$181,580	\$123,442
CHASE FARMS	R3501	50-22-35-328-001	401 PTA	21166 CHASE	03/17/22	\$595,000	\$130,900	\$119,000	\$107,100	\$268,550	\$537,094	\$148,252	\$90,346
CHASE FARMS	R3501	50-22-35-328-001	401 PTA	21166 CHASE	01/20/23	\$630,000	\$138,600	\$126,000	\$113,400	\$268,550	\$537,094	\$183,252	\$90,346
CHASE FARMS	R3501	50-22-35-328-003	401 PTA	21118 CHASE	05/06/22	\$700,000	\$154,000	\$140,000	\$126,000	\$349,080	\$698,158	\$91,514	\$89,672
CHASE FARMS	R3501	50-22-35-329-003	401 PTA	21360 CHASE	04/16/21	\$450,000	\$99,000	\$90,000	\$81,000	\$267,940	\$535,881	\$6,744	\$92,625
CHASE FARMS	R3501	50-22-35-329-004	401 PTA	21300 CHASE	03/28/23	\$676,000	\$148,720	\$135,200	\$121,680	\$309,990	\$619,987	\$165,022	\$109,009
CHASE FARMS	R3501	50-22-35-329-006	401 PTA	21320 WHEATON	09/16/21	\$560,000	\$123,200	\$112,000	\$100,800	\$273,160	\$546,311	\$114,494	\$100,805
CHASE FARMS	R3501	50-22-35-329-010	401 PTA	21208 WHEATON	09/29/22	\$650,000	\$143,000	\$130,000	\$117,000	\$283,920	\$567,840	\$184,436	\$102,276
CHASE FARMS	R3501	50-22-35-352-008	401 PTA	43105 ASHBURY	05/28/21	\$570,000	\$125,400	\$114,000	\$102,600	\$297,080	\$594,164	\$61,768	\$85,932
CHASE FARMS	R3501	50-22-35-352-013	401 PTA	43025 ASHBURY	07/28/21	\$555,000	\$122,100	\$111,000	\$99,900	\$277,550	\$555,108	\$94,872	\$94,980
CHASE FARMS	R3501	50-22-35-352-014	401 PTA	43201 ASHBURY	10/21/22	\$600,000	\$132,000	\$120,000	\$108,000	\$271,110	\$542,221	\$178,536	\$120,757
CHASE FARMS	R3501	50-22-35-353-012	401 PTA	43106 ASHBURY	04/29/22	\$676,000	\$148,720	\$135,200	\$121,680	\$280,080	\$560,162	\$209,372	\$93,534
CHASE FARMS	R3501	50-22-35-353-025	401 PTA	43038 OXFORD	10/29/21	\$602,500	\$132,550	\$120,500	\$108,450	\$307,200	\$614,395	\$119,885	\$131,780
CHASE FARMS	R3501	50-22-35-353-032	401 PTA	21093 CHASE	04/19/22	\$585,000	\$128,700	\$117,000	\$105,300	\$257,230	\$514,454	\$164,372	\$93,826
CHASE FARMS	R3501	50-22-35-354-005	401 PTA	20854 CHASE	09/09/21	\$655,000	\$144,100	\$131,000	\$117,900	\$322,450	\$644,907	\$119,743	\$109,650
CHASE FARMS	R3501	50-22-35-355-003	401 PTA	42961 ASHBURY	06/14/21	\$601,000	\$132,220	\$120,200	\$108,180	\$286,150	\$572,309	\$129,778	\$101,087
CHASE FARMS	R3501	50-22-35-355-006	401 WD	42913 ASHBURY	10/04/21	\$523,500	\$115,170	\$104,700	\$94,230	\$263,090	\$526,176	\$105,294	\$107,970

USE \$1125/FF 15.4% INCREASE AVERAGE \$650,613 \$143,135 \$130,123 \$117,110 \$300,159 \$600,318 \$148,660 \$98,365  
RESULTS IN MEDIAN \$112,000 FOR ALL MEDIAN \$670,000 \$147,400 \$134,000 \$120,600 \$292,325 \$584,650 \$162,646 \$93,080  
13.9%

DEERBROOK	R3502	50-22-35-227-005	401 PTA	41426 REINDEER	08/09/21	\$430,000	\$94,600	\$86,000	\$77,400	\$231,730	\$463,461	\$49,940	\$83,401
DEERBROOK	R3502	50-22-35-227-008	401 PTA	41462 REINDEER	12/15/21	\$450,000	\$99,000	\$90,000	\$81,000	\$224,910	\$449,818	\$78,259	\$78,077
DEERBROOK	R3502	50-22-35-227-009	401 PTA	41474 REINDEER	12/22/21	\$565,000	\$124,300	\$113,000	\$101,700	\$260,650	\$521,294	\$121,783	\$78,077
DEERBROOK	R3502	50-22-35-277-009	401 WD	41576 FAWN	08/28/21	\$445,000	\$97,900	\$89,000	\$80,100	\$229,210	\$458,415	\$68,150	\$81,565
DEERBROOK	R3502	50-22-35-278-004	401 PTA	41589 FAWN	06/07/22	\$620,000	\$136,400	\$124,000	\$111,600	\$273,820	\$547,636	\$150,197	\$77,833
DEERBROOK	R3502	50-22-35-278-009	401 WD	41529 FAWN	09/01/22	\$400,000	\$88,000	\$80,000	\$72,000	\$202,680	\$405,364	\$71,136	\$76,500
DEERBROOK	R3502	50-22-35-278-017	401 WD	41433 FAWN	09/20/21	\$535,000	\$117,700	\$107,000	\$96,300	\$216,610	\$433,214	\$178,902	\$77,116

USE \$815 FF / 6.5% INCREASE AVERAGE \$492,143 \$108,271 \$98,429 \$88,586 \$234,230 \$468,457 \$102,624 \$78,938  
RESULTS IN MEDIAN OF \$83,200 FOR ALL MEDIAN \$450,000 \$99,000 \$90,000 \$81,000 \$229,210 \$458,415 \$78,259 \$78,077  
17.4%

YERKES MANOR	R3503	50-22-35-376-042	401 PTA	20793 VERANDA	09/16/21	\$530,000	\$116,600	\$106,000	\$95,400	\$276,800	\$553,607	\$55,419	\$79,026
YERKES MANOR	R3503	50-22-35-376-048	401 PTA	20719 EMILY	11/15/21	\$520,000	\$114,400	\$104,000	\$93,600	\$264,810	\$529,624	\$67,867	\$77,491
YERKES MANOR	R3503	50-22-35-376-058	401 WD	20804 VERANDA	08/24/22	\$630,000	\$138,600	\$126,000	\$113,400	\$297,960	\$595,917	\$114,925	\$80,842
YERKES MANOR	R3503	50-22-35-376-061	401 PTA	20768 HANNAH	02/11/22	\$476,000	\$104,720	\$95,200	\$85,680	\$239,840	\$479,684	\$74,388	\$78,072

USE \$1200/FF 14.3% INCREASE AVERAGE \$539,000 \$118,580 \$107,800 \$97,020 \$269,853 \$539,708 \$78,150 \$78,858  
MEDIAN OF \$95,000 FOR ALL MEDIAN \$525,000 \$115,500 \$105,000 \$94,500 \$270,805 \$541,616 \$71,128 \$78,549  
15.0%

MISSION PINES	R3504	50-22-35-400-053	401 PTA	41509 MISSION	12/27/22	\$625,000	\$137,500	\$125,000	\$112,500	\$309,220	\$618,446	\$128,889	\$122,335
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USE \$925/FF 2.6% DECREASE  
MEDIAN OF \$111,000 FOR ALL



PINE HOLLOW

R3505

USE \$900 / 15.5% INCREASE  
MEDIAN OF \$125,000 FOR ALL

BROQUET DRIVE

R3506

USE \$520/FF  
SEE ALSO DEERBROOK

GLEN HAVEN OCCP 313	R3520	50-22-35-402-005	407	PTA	21047 GLEN HAVEN CIR E	06/17/21	\$210,000	\$46,200	\$42,000	\$37,800	\$110,300	\$220,603	\$24,397	\$35,000
GLEN HAVEN OCCP 313	R3520	50-22-35-402-014	407	PTA	21119 GLEN HAVEN CIR E	01/31/22	\$225,000	\$49,500	\$45,000	\$40,500	\$109,740	\$219,481	\$40,519	\$35,000
GLEN HAVEN OCCP 313	R3520	50-22-35-402-030	407	PTA	21203 GLEN HAVEN CIR E	06/15/21	\$240,000	\$52,800	\$48,000	\$43,200	\$116,870	\$233,733	\$41,267	\$35,000
GLEN HAVEN OCCP 313	R3520	50-22-35-402-031	407	PTA	21213 GLEN HAVEN CIR E	11/05/21	\$182,000	\$40,040	\$36,400	\$32,760	\$76,310	\$152,623	\$64,377	\$35,000
GLEN HAVEN OCCP 313	R3520	50-22-35-402-042	407	PTA	21307 GLEN HAVEN CIR E	08/25/21	\$217,500	\$47,850	\$43,500	\$39,150	\$109,740	\$219,481	\$33,019	\$35,000
GLEN HAVEN OCCP 313	R3520	50-22-35-402-060	407	PTA	21216 GLEN HAVEN CIR V	11/24/21	\$215,000	\$47,300	\$43,000	\$38,700	\$109,760	\$219,516	\$30,519	\$35,035
GLEN HAVEN OCCP 313	R3520	50-22-35-402-061	407	PTA	21208 GLEN HAVEN CIR V	10/26/21	\$193,000	\$42,460	\$38,600	\$34,740	\$78,600	\$157,205	\$70,795	\$35,000
GLEN HAVEN OCCP 313	R3520	50-22-35-402-068	407	PTA	21136 GLEN HAVEN CIR V	04/16/21	\$230,000	\$50,600	\$46,000	\$41,400	\$118,850	\$237,706	\$27,294	\$35,000
GLEN HAVEN OCCP 313	R3520	50-22-35-453-059	407	PTA	20806 GLEN HAVEN CIR V	05/17/22	\$237,500	\$52,250	\$47,500	\$42,750	\$102,040	\$204,075	\$68,425	\$35,000
USE \$40,000						AVERAGE	\$216,667	\$47,667	\$43,333	\$39,000	\$103,579	\$207,158	\$44,512	\$35,004
14.29% INCREASE						MEDIAN	\$217,500	\$47,850	\$43,500	\$39,150	\$109,740	\$219,481	\$40,519	\$35,000
														16.1%

COUNTRY PLACE OCCP 342	R3521	50-22-35-401-003	407	WD	42229 PELLSTON	09/09/22	\$225,000	\$49,500	\$45,000	\$40,500	\$98,300	\$196,594	\$60,406	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-011	407	PTA	42189 PELLSTON	03/10/23	\$185,000	\$40,700	\$37,000	\$33,300	\$81,610	\$163,220	\$53,780	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-023	407	PTA	42159 PELLSTON	08/04/22	\$254,000	\$55,880	\$50,800	\$45,720	\$98,300	\$196,594	\$89,406	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-027	407	PTA	42139 PELLSTON	11/23/21	\$209,500	\$46,090	\$41,900	\$37,710	\$89,200	\$178,397	\$63,103	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-028	407	PTA	42141 PELLSTON	03/30/22	\$248,000	\$54,560	\$49,600	\$44,640	\$98,300	\$196,594	\$83,406	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-029	407	WD	42143 PELLSTON	03/02/23	\$255,000	\$56,100	\$51,000	\$45,900	\$98,300	\$196,594	\$90,406	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-038	407	PTA	42123 PELLSTON	12/13/21	\$210,000	\$46,200	\$42,000	\$37,800	\$89,200	\$178,397	\$63,603	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-047	407	PTA	42102 ROSCOMMON	06/07/22	\$275,000	\$60,500	\$55,000	\$49,500	\$98,300	\$196,594	\$110,406	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-055	407	PTA	42144 ROSCOMMON	06/02/21	\$214,000	\$47,080	\$42,800	\$38,520	\$86,160	\$172,319	\$73,681	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-058	407	PTA	42158 ROSCOMMON	08/06/21	\$201,000	\$44,220	\$40,200	\$36,180	\$89,200	\$178,397	\$54,603	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-401-068	407	PTA	42176 ROSCOMMON	05/28/21	\$184,900	\$40,678	\$36,980	\$33,282	\$98,300	\$196,594	\$20,306	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-065	407	PTA	41768 BROQUET	04/09/21	\$210,000	\$46,200	\$42,000	\$37,800	\$92,990	\$185,974	\$56,026	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-072	407	PTA	41792 BROQUET	11/10/22	\$250,000	\$55,000	\$50,000	\$45,000	\$106,640	\$212,805	\$69,195	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-074	407	PTA	41788 BROQUET	06/14/21	\$204,100	\$44,902	\$40,820	\$36,738	\$89,200	\$178,397	\$57,703	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-080	407	PTA	21312 GLEN HAVEN CIR E	04/29/22	\$180,000	\$39,600	\$36,000	\$32,400	\$101,090	\$202,189	\$9,811	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-082	407	PTA	21318 GLEN HAVEN CIR E	03/17/23	\$267,000	\$58,740	\$53,400	\$48,060	\$101,090	\$202,189	\$96,811	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-083	407	PTA	21320 GLEN HAVEN CIR E	12/20/21	\$205,000	\$45,100	\$41,000	\$36,900	\$89,200	\$178,397	\$58,603	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-091	407	WD	21340 GLEN HAVEN CIR E	08/26/21	\$147,755	\$32,506	\$29,551	\$26,596	\$81,610	\$163,220	\$16,535	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-095	407	PTA	21348 GLEN HAVEN CIR E	10/17/22	\$220,500	\$48,510	\$44,100	\$39,690	\$89,200	\$178,397	\$74,103	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-117	407	PTA	42120 PELLSTON	09/23/22	\$265,000	\$58,300	\$53,000	\$47,700	\$104,280	\$208,551	\$88,449	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-426-124	407	PTA	42106 PELLSTON	04/18/22	\$247,000	\$54,340	\$49,400	\$44,460	\$101,090	\$202,189	\$76,811	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-003	407	PTA	21148 GLEN HAVEN CIR E	10/06/22	\$210,000	\$46,200	\$42,000	\$37,800	\$82,940	\$165,874	\$76,126	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-019	407	WD	21222 GLEN HAVEN CIR E	11/14/22	\$215,000	\$47,300	\$43,000	\$38,700	\$82,940	\$165,874	\$81,126	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-022	407	PTA	21232 GLEN HAVEN CIR E	08/31/22	\$204,000	\$44,880	\$40,800	\$36,720	\$91,500	\$182,990	\$53,010	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-025	407	PTA	21234 GLEN HAVEN CIR E	05/12/22	\$229,435	\$50,476	\$45,887	\$41,298	\$91,500	\$182,990	\$78,445	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-029	407	PTA	21246 GLEN HAVEN CIR E	06/09/22	\$177,000	\$38,940	\$35,400	\$31,860	\$75,620	\$151,245	\$57,755	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-039	407	PTA	21284 GLEN HAVEN CIR E	10/13/21	\$175,000	\$38,500	\$35,000	\$31,500	\$82,940	\$165,874	\$41,126	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-044	407	PTA	21270 GLEN HAVEN CIR E	03/17/22	\$165,000	\$36,300	\$33,000	\$29,700	\$74,590	\$149,180	\$47,820	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-427-045	407	PTA	21268 GLEN HAVEN CIR E	02/11/22	\$171,900	\$37,818	\$34,380	\$30,942	\$74,590	\$149,180	\$54,720	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-428-004	407	PTA	41759 ONAWAY	10/01/21	\$195,000	\$42,900	\$39,000	\$35,100	\$91,500	\$182,990	\$44,010	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-428-026	407	PTA	41723 ONAWAY	07/21/21	\$130,000	\$28,600	\$26,000	\$23,400	\$65,550	\$131,103	\$30,897	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-428-030	407	PTA	41721 ONAWAY	05/11/22	\$213,500	\$46,970	\$42,700	\$38,430	\$91,260	\$182,513	\$62,987	\$32,000

COUNTRY PLACE OCCP 342	R3521	50-22-35-428-049	407	PTA	41736 ONAWAY	12/28/21	\$165,000	\$36,300	\$33,000	\$29,700	\$85,360	\$170,724	\$26,276	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-451-009	407	PTA	42153 ROSCOMMON	07/08/21	\$218,000	\$47,960	\$43,600	\$39,240	\$102,710	\$205,414	\$44,586	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-451-013	407	PTA	42129 ROSCOMMON	10/13/21	\$210,000	\$46,200	\$42,000	\$37,800	\$86,840	\$173,680	\$68,320	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-451-023	407	PTA	21051 GLEN HAVEN CIR V	10/14/21	\$185,000	\$40,700	\$37,000	\$33,300	\$105,280	\$210,559	\$6,441	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-451-024	407	PTA	21053 GLEN HAVEN CIR V	05/27/22	\$219,900	\$48,378	\$43,980	\$39,582	\$86,840	\$173,680	\$78,220	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-451-026	407	PTA	21025 GLEN HAVEN CIR V	10/14/21	\$192,500	\$42,350	\$38,500	\$34,650	\$81,610	\$163,220	\$61,280	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-451-038	407	PTA	42104 GLADWIN	08/16/21	\$211,600	\$46,552	\$42,320	\$38,088	\$101,090	\$202,189	\$41,411	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-451-038	407	PTA	42104 GLADWIN	05/27/22	\$263,500	\$57,970	\$52,700	\$47,430	\$101,090	\$202,189	\$93,311	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-452-016	407	WD	20923 GLEN HAVEN CIR V	01/27/23	\$183,000	\$40,260	\$36,600	\$32,940	\$82,850	\$165,697	\$49,303	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-452-031	407	PTA	20845 GLEN HAVEN CIR V	09/24/21	\$205,000	\$45,100	\$41,000	\$36,900	\$88,190	\$176,370	\$60,630	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-452-033	407	WD	20849 GLEN HAVEN CIR V	03/29/22	\$242,500	\$53,350	\$48,500	\$43,650	\$102,710	\$205,414	\$69,086	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-452-040	407	PTA	20833 GLEN HAVEN CIR V	01/06/22	\$195,000	\$42,900	\$39,000	\$35,100	\$82,850	\$165,697	\$61,303	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-452-045	407	WD	20811 GLEN HAVEN CIR V	03/03/22	\$210,000	\$46,200	\$42,000	\$37,800	\$85,450	\$170,905	\$71,095	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-453-007	407	PTA	20894 GLEN HAVEN CIR V	06/17/22	\$260,000	\$57,200	\$52,000	\$46,800	\$102,710	\$205,414	\$86,586	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-453-023	407	PTA	20827 GLEN HAVEN CIR E	10/29/21	\$210,000	\$46,200	\$42,000	\$37,800	\$107,210	\$214,418	\$27,582	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-453-030	407	PTA	20853 GLEN HAVEN CIR E	07/18/22	\$265,000	\$58,300	\$53,000	\$47,700	\$104,310	\$208,627	\$88,373	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-453-042	407	PTA	20925 GLEN HAVEN CIR E	10/22/21	\$225,000	\$49,500	\$45,000	\$40,500	\$106,490	\$212,970	\$44,030	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-476-006	407	PTA	20836 GLEN HAVEN CIR E	07/02/21	\$131,000	\$28,820	\$26,200	\$23,580	\$65,550	\$131,103	\$31,897	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-476-009	407	PTA	20830 GLEN HAVEN CIR E	03/02/22	\$200,000	\$44,000	\$40,000	\$36,000	\$92,930	\$185,864	\$46,136	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-476-011	407	PTA	20816 GLEN HAVEN CIR E	01/19/22	\$155,000	\$34,100	\$31,000	\$27,900	\$81,060	\$162,115	\$24,885	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-476-013	407	PTA	20824 GLEN HAVEN CIR E	07/15/21	\$219,000	\$48,180	\$43,800	\$39,420	\$87,910	\$175,820	\$75,180	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-476-021	407	PTA	20852 GLEN HAVEN CIR E	04/26/21	\$171,000	\$37,620	\$34,200	\$30,780	\$81,610	\$163,220	\$39,780	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-476-049	407	PTA	20946 GLEN HAVEN CIR E	03/02/23	\$235,000	\$51,700	\$47,000	\$42,300	\$102,710	\$205,414	\$61,586	\$32,000
COUNTRY PLACE OCCP 342	R3521	50-22-35-476-060	407	WD	21112 GLEN HAVEN CIR E	06/18/21	\$170,500	\$37,510	\$34,100	\$30,690	\$82,850	\$165,697	\$36,803	\$32,000

USE \$37,000 AVERAGE \$208,680 \$45,910 \$41,736 \$37,562 \$90,973 \$181,943 \$58,737 \$32,000  
15.6% INCREASE MEDIAN \$210,000 \$46,200 \$42,000 \$37,800 \$89,200 \$178,397 \$60,518 \$32,000  
15.2%

Riverbridge OCCP 724	R3522	50-22-35-152-002	407	WD	43322 ASHBURY	06/01/22	\$670,000	\$147,400	\$134,000	\$120,600	\$309,620	\$619,231	\$130,769	\$80,000
Riverbridge OCCP 724	R3522	50-22-35-302-009	407	PTA	43241 ASHBURY	09/30/21	\$480,000	\$105,600	\$96,000	\$86,400	\$239,680	\$479,351	\$75,049	\$74,400
Riverbridge OCCP 724	R3522	50-22-35-303-009	407	PTA	43274 ASHBURY	05/07/21	\$420,000	\$92,400	\$84,000	\$75,600	\$219,570	\$439,133	\$60,867	\$80,000
Riverbridge OCCP 724	R3522	50-22-35-303-012	407	PTA	43292 ASHBURY	09/15/22	\$640,000	\$140,800	\$128,000	\$115,200	\$267,580	\$535,167	\$184,833	\$80,000

USE \$92,000 AVERAGE \$552,500 \$121,550 \$110,500 \$99,450 \$259,113 \$518,221 \$112,880 \$78,600  
15% INCREASE MEDIAN \$560,000 \$123,200 \$112,000 \$100,800 \$253,630 \$507,259 \$102,909 \$80,000  
14.3%

MIRABELLA ESTATES OCCP 1632	R3523	50-22-35-400-063	407	PTA	41600 CARMELA	08/26/22	\$1,400,000	\$308,000	\$280,000	\$252,000	\$654,390	\$1,308,782	\$276,218	\$185,000
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USE \$215,000  
16.21% INCREASE  
(only 1 sale)

NORMANDY HILLS ESTATES	R3524	50-22-35-478-006	407	PTA	20955 NORMANDY	11/12/21	\$830,000	\$182,600	\$166,000	\$149,400	\$396,630	\$793,256	\$176,744	\$140,000
NORMANDY HILLS ESTATES	R3524	50-22-35-478-007	407	PTA	21035 NORMANDY	07/15/22	\$870,000	\$191,400	\$174,000	\$156,600	\$405,680	\$811,358	\$198,642	\$140,000

USE \$155,000 AVERAGE \$850,000 \$187,000 \$170,000 \$153,000 \$401,155 \$802,307 \$187,693 \$140,000  
10.71% INCREASE MEDIAN \$850,000 \$187,000 \$170,000 \$153,000 \$401,155 \$802,307 \$187,693 \$140,000  
16.5%

SEC 35 ACREAGE	R3550	50-22-35-400-071	402		1.26 acres/split	9/26/2022	145,000							
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Building Site 115,000  
Residual 38,300  
Low & Wet 3,000

TURTLE CREEK	R3601	50-22-36-101-005	401	PTA	22321 CASCADE	12/30/21	\$380,000	\$83,600	\$76,000	\$68,400	\$169,080	\$338,154	\$116,065	\$74,219
TURTLE CREEK	R3601	50-22-36-101-022	401	PTA	22083 CASCADE	08/30/21	\$350,000	\$77,000	\$70,000	\$63,000	\$167,730	\$335,450	\$78,303	\$63,753



CARRIAGE HILL	R3604	50-22-36-327-004	401 PTA	21555 PURLINGBROOK	09/20/21	\$477,500	\$105,050	\$95,500	\$85,950	\$236,950	\$473,904	\$101,978	\$98,382
USE \$770/FF					AVERAGE	\$487,083	\$107,158	\$97,417	\$87,675	\$240,447	\$480,893	\$94,345	\$88,155
MEDIAN OF \$91,000					MEDIAN	\$496,250	\$109,175	\$99,250	\$89,325	\$236,820	\$473,637	\$96,518	\$87,693
													17.7%
MEADOWBROOK MANOR	R3605	50-22-36-352-005	401 PTA	41251 LLEWELYN	12/13/21	\$503,000	\$110,660	\$100,600	\$90,540	\$254,230	\$508,469	\$88,352	\$93,821
MEADOWBROOK MANOR	R3605	50-22-36-354-005	401 PTA	41252 LLEWELYN	08/01/22	\$496,000	\$109,120	\$99,200	\$89,280	\$305,180	\$610,357	(\$14,269)	\$100,088
LEAVE LAND STABLE AT \$440/FF					AVERAGE	\$499,500	\$109,890	\$99,900	\$89,910	\$279,705	\$559,413	\$37,042	\$96,955
MEDIAN OF \$82,800					MEDIAN	\$499,500	\$109,890	\$99,900	\$89,910	\$279,705	\$559,413	\$37,042	\$96,955
													19.4%
MEADOWBROOK VIEW	R3606	50-22-36-376-010	50-22-36-3 401 PTA	20889 CAMBRIDGE	08/10/22	\$940,000	\$206,800	\$188,000	\$169,200	\$431,550	\$881,991	\$380,114	\$322,105
MEADOWBROOK VIEW		50-22-36-376-026	o barn & lanc 401	20775 CAMBRIDGE	06/16/23	\$650,000							

Residential 125,000  
Residual/Surplus 41,700

CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-015	407 PTA	22212 PONDVIEW	10/21/22	\$195,000	\$42,900	\$39,000	\$35,100	\$87,580	\$175,159	\$52,841	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-019	407 PTA	22262 PONDVIEW	06/30/21	\$183,000	\$40,260	\$36,600	\$32,940	\$87,580	\$175,159	\$40,841	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-025	407 PTA	22215 PONDVIEW	12/09/21	\$227,000	\$49,940	\$45,400	\$40,860	\$111,490	\$222,986	\$37,014	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-035	407 WD	22181 PONDVIEW	03/31/22	\$187,000	\$41,140	\$37,400	\$33,660	\$87,500	\$174,991	\$45,009	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-044	407 PTA	40010 CROSSWINDS	07/15/22	\$266,000	\$58,520	\$53,200	\$47,880	\$100,550	\$201,107	\$97,893	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-071	407 PTA	40043 CROSSWINDS	07/28/22	\$187,500	\$41,250	\$37,500	\$33,750	\$87,580	\$175,159	\$45,341	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-073	407 PTA	40015 CROSSWINDS	06/18/21	\$190,000	\$41,800	\$38,000	\$34,200	\$100,550	\$201,107	\$21,893	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-074	407 PTA	40013 CROSSWINDS	01/18/23	\$197,000	\$43,340	\$39,400	\$35,460	\$87,580	\$175,159	\$54,841	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-080	407 PTA	40007 CROSSWINDS	12/12/22	\$234,900	\$51,678	\$46,980	\$42,282	\$107,270	\$214,540	\$53,360	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-083	407 PTA	39981 CROSSWINDS	05/26/22	\$195,000	\$42,900	\$39,000	\$35,100	\$87,580	\$175,159	\$52,841	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-100	407 WD	22375 PEACHTREE	09/08/22	\$197,000	\$43,340	\$39,400	\$35,460	\$100,550	\$201,107	\$28,893	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-101	407 PTA	22383 PEACHTREE	04/14/22	\$256,000	\$56,320	\$51,200	\$46,080	\$109,020	\$218,041	\$70,959	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-106	407 PTA	22339 PEACHTREE	10/22/21	\$183,000	\$40,260	\$36,600	\$32,940	\$94,680	\$189,351	\$26,649	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-109	407 PTA	22327 PEACHTREE	08/27/21	\$210,000	\$46,200	\$42,000	\$37,800	\$100,550	\$201,107	\$41,893	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-121	407 WD	22278 EDGEWATER	02/28/23	\$225,000	\$49,500	\$45,000	\$40,500	\$100,550	\$201,107	\$56,893	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-131	407 PTA	22042 EDGEWATER	10/13/22	\$175,000	\$38,500	\$35,000	\$31,500	\$87,580	\$175,159	\$32,841	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-154	407 PTA	22222 EDGEWATER	03/29/23	\$197,000	\$43,340	\$39,400	\$35,460	\$89,870	\$179,737	\$50,263	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-155	407 PTA	22224 EDGEWATER	05/13/22	\$180,000	\$39,600	\$36,000	\$32,400	\$87,580	\$175,159	\$37,841	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-161	407 PTA	22096 EDGEWATER	07/18/22	\$265,000	\$58,300	\$53,000	\$47,700	\$117,460	\$234,924	\$63,076	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-168	407 PTA	22104 EDGEWATER	07/01/22	\$288,000	\$63,360	\$57,600	\$51,840	\$110,950	\$221,892	\$99,108	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-180	407 PTA	22158 EDGEWATER	11/01/21	\$261,500	\$57,530	\$52,300	\$47,070	\$109,680	\$219,362	\$75,138	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-180	407 PTA	22158 EDGEWATER	06/20/22	\$300,000	\$66,000	\$60,000	\$54,000	\$109,680	\$219,362	\$113,638	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-183	407 PTA	22162 EDGEWATER	09/29/21	\$196,000	\$43,120	\$39,200	\$35,280	\$87,580	\$175,159	\$53,841	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-185	407 PTA	39940 CROSSWINDS	02/16/22	\$255,000	\$56,100	\$51,000	\$45,900	\$117,460	\$234,924	\$53,076	\$33,000
CROSSWINDS WEST OCCP 371	R3620	50-22-36-226-204	407 PTA	39878 CROSSWINDS	07/29/22	\$290,000	\$63,800	\$58,000	\$52,200	\$110,770	\$221,542	\$101,458	\$33,000

USE \$40,000 AVERAGE \$221,636 \$48,760 \$44,327 \$39,894 \$99,169 \$198,338 \$56,298 \$33,000  
21.21% INCREASE MEDIAN \$197,000 \$43,340 \$39,400 \$35,460 \$100,550 \$201,107 \$52,841 \$33,000  
16.8%

Turnbury Estates OCCP1006	R3621	50-22-36-451-001	407 WD	20760 TURNBERRY	04/30/21	\$750,000	\$165,000	\$150,000	\$135,000	\$522,310	\$1,044,629	\$8,372	\$303,001
Turnbury Estates OCCP1006	R3621	50-22-36-451-005	407 PTA	20880 TURNBERRY	10/20/21	\$990,000	\$217,800	\$198,000	\$178,200	\$611,910	\$1,223,818	\$64,929	\$298,747
Turnbury Estates OCCP1006	R3621	50-22-36-451-019	407 PTA	40301 PRESTWICK	06/16/21	\$1,350,000	\$297,000	\$270,000	\$243,000	\$697,640	\$1,395,287	\$293,982	\$339,269

AVERAGE \$1,030,000 \$226,600 \$206,000 \$185,400 \$610,620 \$1,221,245 \$122,428 \$313,672  
MEDIAN \$990,000 \$217,800 \$198,000 \$178,200 \$611,910 \$1,223,818 \$64,929 \$303,001

Building Site 125,000  
Residual 41,700  
Low & Wet 3,000

SEC 36 ACREAGE R3650

Building Site	120,000
Residual	41,700
Low & Wet	3,000

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ESTATES OF MEADOWBROOK	R3651
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Building Site	200,000
Residual	35,000
Low & Wet	3,000