

Code	Description	Comments
Unit 4711 - GENOA CHARTER TOWNSHIP		
1001	1001 AG / DNR	
2001	2001 GOLF COURSE	
2002	2002 APARTMENTS/MOBILE HOME	
2003	2003 COMMERCIAL LAND	
3001	3001 INDUSTRIAL	
4000	4000 EASTDALE WESTDALE	
4001	4001 CHEMUNG ACRES	
4002	4002 DODGE ESTATES/CLARK LK	
4003	4003 COLLINGWOOD, SCOTTSWOOD	
4004	4004 GRAND BEACH	
4005	4005 GENOA ESTATES	
4006	4006 CROOKED LAKE HEIGHTS	
4007	4007 MOUNTAIN VIEW	
4008	4008 MT. BRIGHTON	
4009	4009 HOLLY DILLON MAG	
4010	4010 BRIGHTON EST/ROLLING MEADOWS	
4012	4012 FOREST BEACH	
4013	4013 DEL SHER ESTATES	
4014	4014 OAK POINTE	
4015	4015 TIMBER GREEN	
4016	4016 WALNUT HILLS	
4017	4017 GLENS, MYSTIC, FOREST, PRARIE	
4021	4021 TIMBERVIEW FARMS	
4022	4022 PINE CREEK/ALJOANN	
4025	4025 COPPERLEAF	
4026	4026 MYSTIC PINES	
4028	4028 CHILSON HILLS	
4030	4030 HERITAGE FARMS	
4032	4032 ROLLING RIDGE	
4033	4033 BOULDER CREEK	
4035	4035 CRYSTAL VALLEY	
4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE	
4039	4039 FOREST, WILLOW, WOODLAND	
4042	4042 HIDDEN RIDGE	
4043	4043 PARDEE/GALE/WEBSTER	
4045	4045 LAKEWOOD KNOLL	
4046	4046 NOVEL ESTATES	
4048	4048 MUIRFIELD MANOR	
4050	4050 GRAND RAVINES	
4051	4051 NORTH SHORE VILLAGE	

Code	Description	Comments
4052	4052 TIMBERRIDGE	
4053	4053 CHESTNUT SPRINGS	
4054	4054 THE RIDGE SITE CONDOMINIUM	
4055	4055 MOUNTAIN TOP ESTATES	
4101	4101 VILLAS OF OAK POINTE	
4102	4102 COUNTRY CLUB MANORS	
4103	4103 NORTH SHORE CONDOS DETACHED	
4104	4104 LAKE VILLAS AT PINE CREEK	
4201	4201 ATTACHED CONDO AREA 1	
4202	4202 ATTACHED CONDO AREA 2	
4203	4203 ATTACHED CONDO OAK P/PINECREEK	
4300	4300 LAKE CHEMUNG LAKE FRONT	
4301	4301 LAKE CHEMUNG NON LAKE FRONT	
4303	4303 TRI LAKES NON LAKEFRONT	
4306	4306 TRI LAKES LAKE FRONT	
4310	4310 ROUND LAKE	
4400	4400 OAK POINTE MARINAS	
4401	4401 HILLCREST VIEW DUPLEXES	
4403	4403 RED OAKS	
4404	4404 SUBURBAN MOBILE HOME ESTATES	
4500	4500 (47070) HOWELL M & B	
4501	4501 (47010) BRIGHTON M & B	
4502	4502 (47060) HARTLAND M & B	
4503	4503 (47080) PINCKNEY M & B	
9000	9000 PERSONALS	

Unit -

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**2026 LAND ANALYSIS**  
**4000 EASTDALE, 4001 CHEMUNG ACRES, 4401 DUPLEXES**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-06-201-001	180 MEADOWVIEW DR	06/14/24	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$272,205	\$60,000	4000	4000 EASTDALE WESTDALE	401
4711-06-201-019	144 MEADOWVIEW DR	06/29/23	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$274,250	\$60,000	4000	4000 EASTDALE WESTDALE	401
4711-06-201-036	142 EASTDALE DR	01/12/24	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$269,786	\$60,000	4000	4000 EASTDALE WESTDALE	401
4711-06-201-037	130 EASTDALE DR	10/17/23	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$278,561	\$60,000	4000	4000 EASTDALE WESTDALE	401
4711-10-401-019	1810 GRAY RD	09/15/23	\$281,300	\$42,195	\$56,260	\$70,325	\$84,390	\$248,665	\$60,000	4001	4001 CHEMUNG ACRES	401

Totals:

\$48,369      \$64,492      \$80,615      \$96,738

4000, 4001, 4401

2025 = \$60,000 SITE VALUE

2026 = \$65,000 SITE VALUE

**2026 LAND ANALYSIS  
07-30 CLARK LAKE PARK SUBDIVISION**

**BRIGHTON TOWNSHIP SALES**

**WATERFRONT**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Actual Front	Other Parcels in Sale
4712-07-301-018	1746 CLARK LAKE	07/27/23	\$512,500	WD	03-AL	\$512,500	\$169,000	\$466,145	\$90,995	46.00	
4712-07-301-046	1620 CLARK LAKE	01/24/25	\$255,000	WD	03-AL	\$255,000	\$111,100	\$231,089	\$84,853	40.00	
4712-07-301-088	1778 CLARK LAKE	10/24/23	\$475,000	WD	19-MPAL	\$475,000	\$175,600	\$424,214	\$136,240	296.00	4712-07-301-001

**Totals:**

**PRICE/FF USED = \$1,500**

**NON-WATERFRONT**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Actual Front	Other Parcels in Sale
4712-07-301-090	1605 CLARK LAKE	08/23/23	\$280,000	WD	03-AL	\$280,000	\$122,500	\$290,028	\$100,179	139.00	
4712-07-302-089	1481 CLARK LAKE	06/29/23	\$285,000	WD	03-AL	\$285,000	\$120,400	\$273,509	\$84,743	95.00	

**Totals:**

**PRICE/FF USED = \$1,000**

**OUTLIERS**

4712-07-301-070	1699 CLARK LAKE	07/15/24	\$331,000	WD	03-AL	\$331,000	\$204,100	\$424,582	\$80,000	80.00	
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**2026 LAND ANALYSIS**  
**4002 DODGE ESTATES/ CLARK LAKE, 4003 COLLINGWOOD, SCOTTSWOOD, 4013 DEL SHER**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table
4711-01-401-004	7677 MCCLEMENTS RD	12/17/24	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$360,187	\$60,000	4013	4013 DEL SHER ESTATES
4711-01-401-008	7589 MCCLEMENTS RD	05/23/24	\$485,000	\$72,750	\$97,000	\$121,250	\$145,500	\$413,896	\$60,000	4013	4013 DEL SHER ESTATES
4711-01-401-031	943 DEL SHER DR	10/15/24	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$402,257	\$60,000	4013	4013 DEL SHER ESTATES
4711-01-401-032	935 DEL SHER DR	02/23/24	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$294,603	\$60,000	4013	4013 DEL SHER ESTATES
4711-01-401-040	845 DEL SHER DR	01/24/24	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$308,436	\$60,000	4013	4013 DEL SHER ESTATES
4711-13-401-005	2831 STANWOOD PL	09/23/24	\$334,000	\$50,100	\$66,800	\$83,500	\$100,200	\$396,728	\$60,000	4003	4003 COLLINGWOOD, SCOTTSWOOD
4711-13-401-016	2851 SCOTTWOOD PL	11/22/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$283,579	\$60,000	4003	4003 COLLINGWOOD, SCOTTSWOOD
4711-13-401-028	2724 SCOTTWOOD PL	09/18/23	\$278,000	\$41,700	\$55,600	\$69,500	\$83,400	\$260,597	\$60,000	4003	4003 COLLINGWOOD, SCOTTSWOOD
4712-07-301-070	1699 CLARK LAKE	07/15/24	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$424,582	\$80,000	80.00	BRIGHTON TWP NON-LK FRONT
4712-07-301-090	1605 CLARK LAKE	08/23/23	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$290,028	\$100,179	139.00	BRIGHTON TWP NON-LK FRONT
4712-07-302-089	1481 CLARK LAKE	06/29/23	\$285,000	\$42,750	\$57,000	\$71,250	\$85,500	\$273,509	\$84,743	95.00	BRIGHTON TWP NON-LK FRONT
<b>Totals:</b>											
			\$49,814	\$66,418	\$83,023	\$99,627	<b>SITE VALUE</b>				

4002, 4003, 4013

2025 =	\$60,000	SITE VALUE	2026 =	\$65,000	SITE VALUE
	\$10,000	EXTRA LOT SITE - 4003 ONLY		\$10,000	EXTRA LOT SITE - 4003 ONLY
	\$1,400	WATER FF		\$1,500	WATER FF
	\$400	EXCESS FF		\$400	EXCESS FF

**BRIGHTON TWP SALES**

**WATERFRONT**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Actual Front	Other Parcels in Sale
4712-07-301-018	1746 CLARK LAKE	07/27/23	\$512,500	\$76,875	\$102,500	\$128,125	\$153,750	\$466,145	\$90,995	46.00	
4712-07-301-046	1620 CLARK LAKE	01/24/25	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$231,089	\$84,853	40.00	
4712-07-301-088	1778 CLARK LAKE	10/24/23	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$424,214	\$136,240	296.00	4712-07-301-001
<b>Totals:</b>											
			\$62,125	\$82,833	\$103,542	\$124,250					

AVG FF

70

MEAN	\$888	\$1,183	\$1,479	\$1,775
MEDIAN	\$1,018	\$1,357	\$1,696	\$2,036

**2026 LAND ANALYSIS  
4004 GRAND BEACH, 4012 FOREST BEACH**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class
4711-14-401-019	2691 CANFIELD TRL	07/17/24	\$308,956	\$46,343	\$61,791	\$77,239	\$92,687	\$236,515	\$60,000	100.0	0.0	4004	4004 GRAND BEACH	401
4711-14-401-021	2699 CANFIELD TRL	08/31/23	\$329,000	\$49,350	\$65,800	\$82,250	\$98,700	\$274,337	\$60,000	100.0	122.0	4004	4004 GRAND BEACH	401

**Totals:**

**\$47,847      \$63,796      \$79,745      \$95,693**

**WATERFRONT**

4711-14-201-025	6738 GRAND BEACH DR	12/03/24	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$333,233	\$136,900	91.0	179.0	4004	4004 GRAND BEACH	401
4711-14-201-036	6872 MAHINSKE DR	06/12/23	\$347,000	\$52,050	\$69,400	\$86,750	\$104,100	\$270,534	\$100,000	50.0	197.0	4004	4004 GRAND BEACH	401
4711-14-201-045	6818 RINK DR	10/09/24	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$231,740	\$100,000	50.0	133.0	4004	4004 GRAND BEACH	401
4711-14-401-001	2698 CANFIELD TRL	10/24/24	\$535,000	\$80,250	\$107,000	\$133,750	\$160,500	\$557,077	\$127,000	80.0	200.0	4004	4004 GRAND BEACH	401
4711-14-401-008	2668 CANFIELD TRL	08/16/24	\$444,900	\$66,735	\$88,980	\$111,225	\$133,470	\$327,017	\$127,000	80.0	199.0	4004	4004 GRAND BEACH	401

**Totals:**

**\$57,807      \$77,076      \$96,345      \$115,614**

**4004, 4012**

**AVERAGE FF      50**

**MEAN      \$1,156      \$1,542      \$1,927      \$2,312**  
**MEDIAN      \$1,080      \$1,440      \$1,800      \$2,160**

**2025 =      \$2,000      WF FRONTAGE      2026 =      \$2,200      WF FRONTAGE**  
**\$900      EXCESS WF                              \$990      EXCESS WF**  
**\$60,000      SITE VALUE                              \$65,000      SITE VALUE**  
**ACREAGE TABLE SEE 4501 ONLY 4012**  
**WETLAND ACREAGE TABLE SEE 4501 ONLY 4012**

**2026 LAND ANALYSIS  
4005 GENOA ESTATES, 4030 HERITAGE FARMS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-15-401-017	2899 RUSSELL DR	07/17/24	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$276,796	\$55,000	4005	4005 GENOA ESTATES	401
4711-15-401-021	2961 RUSSELL DR	02/21/25	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$309,932	\$55,000	4005	4005 GENOA ESTATES	401
4711-22-203-038	3144 OLD CARRIAGE TRL	11/25/24	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$285,117	\$55,000	4030	4030 HERITAGE FARMS	401
<b>Totals:</b>				<b>\$53,500</b>	<b>\$71,333</b>	<b>\$89,167</b>	<b>\$107,000</b>					

4005, 4030

2025 =	\$55,000	SITE VALUE	2026 =	\$65,000	SITE VALUE
	\$1,500	LAKE VIEW FROM 4306		\$1,600	LAKE VIEW \$/ FF FROM 4306 ONLY 4030

**2026 LAND ANALYSIS  
4006 CROOKED LAKE HEIGHTS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Total Acres	ECF Area	Land Table	Class
4711-22-201-002	5630 GRIFFITH DR	06/14/24	\$770,000	\$115,500	\$154,000	\$192,500	\$231,000	\$617,710	\$107,550	250.0	118.0	0.68	4006	4006 CROOKED LAKE HEIGHTS	401

Totals:

\$115,500      \$154,000      \$192,500      \$231,000

4006

AVERAGE FF      230

MEAN                      \$502                      \$670                      \$837                      \$1,004  
 MEDIAN                    \$502                      \$670                      \$837                      \$1,004

2025 =                    \$530                      NON LF                      2026 =                    \$600                      NON LF  
                                   \$370                      SURPLUS NON LF                                    \$330                      SURPLUS NON LF

**2026 LAND ANALYSIS  
4007 MOUNTAIN VIEW**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-23-301-009	6511 GRAND CIRCLE DR	07/17/23	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$441,833	\$75,000	4007	4007 MOUNTAIN VIEW	401
4711-23-301-012	6541 GRAND CIRCLE DR	07/07/23	\$401,000	\$60,150	\$80,200	\$100,250	\$120,300	\$337,264	\$75,000	4007	4007 MOUNTAIN VIEW	401
4711-23-301-029	6400 GRAND CIRCLE DR	09/12/23	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$404,783	\$75,000	4007	4007 MOUNTAIN VIEW	401

**Totals:**

**\$60,800      \$81,067      \$101,333      \$121,600**

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**4007**

**2025 =      \$75,000      SITE VALUE                      2026 =      \$75,000      SITE VALUE**

**2026 LAND ANALYSIS  
4008 MT BRIGHTON**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-25-301-005	7218 LIME LAKE CT	08/22/23	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$350,493	\$60,000	4008	4008 MT. BRIGHTON	401
4711-25-301-009	7291 LIME LAKE CT	07/26/24	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$362,329	\$60,000	4008	4008 MT. BRIGHTON	401
4711-25-301-067	4573 KINGSWOOD	11/01/24	\$406,000	\$60,900	\$81,200	\$101,500	\$121,800	\$385,466	\$60,000	4008	4008 MT. BRIGHTON	401
4711-25-301-068	7144 BRENTWOOD DR	04/27/23	\$403,500	\$60,525	\$80,700	\$100,875	\$121,050	\$371,832	\$60,000	4008	4008 MT. BRIGHTON	401
4711-25-301-070	4596 MOUNT BRIGHTON DR	03/01/24	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$340,372	\$60,000	4008	4008 MT. BRIGHTON	401

**Totals:**

**\$57,135      \$76,180      \$95,225      \$114,270**

**4008**

<b>2025 =</b>	<b>\$60,000</b>	<b>SITE VALUE</b>	<b>2026 =</b>	<b>\$70,000</b>	<b>SITE VALUE</b>
	<b>\$100,000</b>	<b>WF SITE</b>		<b>\$100,000</b>	<b>WF SITE</b>

**2026 LAND ANALYSIS  
4009 HOLLY DILLON MAGNOLIA**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	ECF Area	Land Table	Class
4711-25-401-002	4860 DILLON ST	12/02/24	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$300,926	4009	4009 HOLLY DILLON MAG	401
4711-25-402-011	7903 LAUREL ST	02/25/25	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$370,417	4009	4009 HOLLY DILLON MAG	401
4711-25-403-028	7925 STATE ST	09/12/24	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$297,726	4009	4009 HOLLY DILLON MAG	401
4711-36-200-005	220 S 7TH ST	07/03/24	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$315,739	4009	4009 HOLLY DILLON MAG	401
4711-36-202-004	5105 HOLLYWOOD CT	01/25/24	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$291,662	4009	4009 HOLLY DILLON MAG	401
4711-36-202-007	5140 HOLLYWOOD CT	07/28/23	\$337,450	\$50,618	\$67,490	\$84,363	\$101,235	\$314,944	4009	4009 HOLLY DILLON MAG	401

**Totals:**

**\$57,186      \$76,248      \$95,310      \$114,373**

**4009**

**AVERAGE FF                      100**  
**AVERAGE DEPTH                132**

**MEAN      \$572              \$762              \$953              \$1,144**  
**MEDIAN    \$585              \$780              \$975              \$1,170**

<b>2025 =</b>	<b>\$960</b>	<b>STANDARD FF</b>	<b>2026 =</b>	<b>\$1,170</b>	<b>STANDARD FF</b>
	<b>\$670</b>	<b>EXCESS FF</b>		<b>\$800</b>	<b>EXCESS FF</b>
	<b>\$1,120</b>	<b>WF FF</b>		<b>\$1,135</b>	<b>WF FF</b>
	<b>\$8,000</b>	<b>UNBLD SITE VALUE</b>		<b>\$8,000</b>	<b>UNBLD SITE VALUE</b>
	<b>\$1,320</b>	<b>MAIN ST FF</b>		<b>\$1,335</b>	<b>MAIN ST FF</b>
	<b>\$60,000</b>	<b>PINEHURST SITE FROM BRIGHTON M&amp;B 4501</b>		<b>\$60,000</b>	<b>PINEHURST SITE FROM BRIGHTON M&amp;B 4501</b>

**2026 LAND ANALYSIS**  
**4010, 4016, 4025, 4026, 4033, 4050**  
**ROLLING MEADOWS, WALNUT HILLS, COPPERLEAF, MYSTIC PINES, BOULDER CREEK, GRAND RAVINES**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-24-201-005	7927 DEBORA DR	06/12/24	\$700,000	\$105,000	\$140,000	\$175,000	\$210,000	\$541,621	\$100,000	4050	4050 GRAND RAVINES	401
4711-24-201-008	7879 DEBORA DR	06/06/24	\$695,000	\$104,250	\$139,000	\$173,750	\$208,500	\$719,794	\$100,000	4050	4050 GRAND RAVINES	401
4711-26-201-033	4473 ARGENTA DR	03/03/25	\$785,000	\$117,750	\$157,000	\$196,250	\$235,500	\$825,775	\$100,000	4010	4010 BRIGHTON EST/ROLLING MEADO	401
4711-34-104-007	5259 PINWOOD DR	09/13/24	\$790,000	\$118,500	\$158,000	\$197,500	\$237,000	\$762,079	\$100,000	4026	4026 MYSTIC PINES	401
4711-34-104-020	5391 PINWOOD DR	10/16/23	\$785,000	\$117,750	\$157,000	\$196,250	\$235,500	\$608,507	\$100,000	4026	4026 MYSTIC PINES	401
4711-34-202-003	5187 TIMBER BEND DR	06/15/23	\$856,000	\$128,400	\$171,200	\$214,000	\$256,800	\$838,654	\$100,000	4033	4033 BOULDER CREEK	401
4711-34-202-037	5352 TIMBER BEND DR	06/14/24	\$880,000	\$132,000	\$176,000	\$220,000	\$264,000	\$907,632	\$100,000	4033	4033 BOULDER CREEK	401
4711-34-402-002	5574 EGGERT PL	10/19/23	\$835,000	\$125,250	\$167,000	\$208,750	\$250,500	\$825,697	\$100,000	4025	4025 COPPERLEAF	401
4711-34-402-005	5616 EGGERT PL	06/06/23	\$875,000	\$131,250	\$175,000	\$218,750	\$262,500	\$787,089	\$100,000	4025	4025 COPPERLEAF	401
4711-34-402-017	5633 CIDERBERRY	06/29/23	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$100,000	\$100,000	4025	4025 COPPERLEAF	402 VACANT
4711-34-402-036	5533 SHADY KNL	05/24/24	\$960,000	\$144,000	\$192,000	\$240,000	\$288,000	\$896,466	\$100,000	4025	4025 COPPERLEAF	401
4711-35-201-007	5082 WALNUT HILLS DR	01/09/25	\$670,000	\$100,500	\$134,000	\$167,500	\$201,000	\$735,550	\$100,000	4016	4016 WALNUT HILLS	401
4711-35-201-015	5171 WALNUT HILLS DR	06/22/23	\$776,000	\$116,400	\$155,200	\$194,000	\$232,800	\$561,727	\$100,000	4016	4016 WALNUT HILLS	401
4711-35-201-030	5495 WALNUT HILLS DR	11/22/24	\$890,000	\$133,500	\$178,000	\$222,500	\$267,000	\$817,249	\$100,000	4016	4016 WALNUT HILLS	401
4711-26-401-001	6702 FOXBORO CT	09/15/23	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$430,344	\$100,000	4010	4010 BRIGHTON EST/ROLLING MEADO	401

**Totals:**  
**\$116,620**
**\$153,160**
**\$189,700**
**\$226,240**

**4010, 4016, 4025, 4026, 4033, 4050**

**POND VIEW**

4711-26-201-025	4329 ARGENTA DR	07/25/24	\$865,000	\$129,750	\$173,000	\$216,250	\$259,500	\$836,209	\$170,000	4010	4010 BRIGHTON EST/ROLLING MEADO	401
4711-34-202-009	5319 TIMBER BEND DR	12/20/23	\$1,475,000	\$221,250	\$295,000	\$368,750	\$442,500	\$1,174,706	\$170,000	4033	4033 BOULDER CREEK	401

**Totals:**  
**\$175,500**
**\$234,000**
**\$292,500**
**\$351,000**

2025 = **\$100,000** SITE VALUE      2026 = **\$115,000** SITE VALUE  
**\$170,000** POND VIEW SITE      **\$175,000** POND VIEW SITE



**2026 LAND ANALYSIS  
4015 TIMBER GREEN, 4053 CHESTNUT SPRINGS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class	
4711-33-401-002	4734 CHESTNUT SPRINGS	10/31/24	\$738,000	\$110,700	\$147,600	\$184,500	\$221,400	\$704,859	\$150,000	4053	4053 CHESTNUT SPRINGS	401	
4711-33-401-016	4775 CHESTNUT SPRINGS	10/11/23	\$722,000	\$108,300	\$144,400	\$180,500	\$216,600	\$770,653	\$150,000	4053	4053 CHESTNUT SPRINGS	401	
<b>Totals:</b>				\$109,500	\$146,000	\$182,500	\$219,000						
<b><u>WATERFRONT</u></b>													
4711-33-401-025	4780 CHESTNUT SPRINGS	08/29/23	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$385,000	\$385,000	4053	4053 CHESTNUT SPRINGS	402	VACANT
<b>Totals:</b>				\$395,000	\$395,000	\$395,000	\$395,000						

4015, 4053

2025 = \$150,000 SITE VALUE  
\$385,000 LAKE FRONT SITE 4053 ONLY

2026 = \$150,000 SITE VALUE  
\$385,000 LAKE FRONT SITE 4053 ONLY

**2026 LAND ANALYSIS  
4017 GLENS, MYSTIC, FOREST, PRARIE**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-34-100-012	5342 BRIGHTON RD	05/23/23	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$351,737	\$80,000	4017	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-100-028	5394 BRIGHTON RD	08/14/24	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$368,096	\$80,000	4017	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-103-004	5227 MILROY LN	08/02/24	\$545,000	\$81,750	\$109,000	\$136,250	\$163,500	\$622,503	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-103-014	5476 MYSTIC LAKE DR	03/19/24	\$661,000	\$99,150	\$132,200	\$165,250	\$198,300	\$550,190	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-200-015	5911 TALL OAK WAY	12/06/23	\$126,000	\$126,000	\$126,000	\$126,000	\$126,000	\$80,000	\$80,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	402
4711-34-201-006	5330 MYSTIC LAKE DR	10/26/23	\$436,500	\$65,475	\$87,300	\$109,125	\$130,950	\$433,672	\$80,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-201-022	5391 MOUNTAIN RD	10/02/23	\$445,000	\$66,750	\$89,000	\$111,250	\$133,500	\$441,429	\$80,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-097	5698 MOUNTAIN RD	05/06/24	\$585,000	\$87,750	\$117,000	\$146,250	\$175,500	\$520,768	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-101	5640 MOUNTAIN RD	06/07/23	\$485,000	\$72,750	\$97,000	\$121,250	\$145,500	\$442,009	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-110	5700 EGGERT PL	11/27/24	\$477,000	\$71,550	\$95,400	\$119,250	\$143,100	\$429,391	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-34-401-117	5518 MOUNTAIN RD	07/27/23	\$555,000	\$83,250	\$111,000	\$138,750	\$166,500	\$503,974	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-101-019	5076 FOREST VIEW CT	11/02/23	\$458,000	\$68,700	\$91,600	\$114,500	\$137,400	\$446,460	\$80,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-101-027	5239 OLD HICKORY DR	10/15/24	\$362,000	\$54,300	\$72,400	\$90,500	\$108,600	\$413,340	\$80,000	4019	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-010	5250 WASHAKIE TRL	05/05/23	\$451,000	\$67,650	\$90,200	\$112,750	\$135,300	\$396,553	\$80,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-042	6412 SUNDANCE TRL	09/18/24	\$490,000	\$73,500	\$98,000	\$122,500	\$147,000	\$510,880	\$80,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-046	6427 SUNDANCE TRL	08/07/23	\$421,000	\$63,150	\$84,200	\$105,250	\$126,300	\$400,739	\$80,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
4711-35-102-052	5275 WASHAKIE TRL	06/12/23	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$366,201	\$80,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401

VACANT

Totals:

\$73,601      \$95,665      \$117,728      \$139,791

4017

**POND SITE**

4711-34-201-010	5265 MYSTIC LAKE DR	11/20/24	\$525,000	\$78,750	\$105,000	\$131,250	\$157,500	\$528,081	\$115,000	4020	4017 GLENS, MYSTIC, FOREST, PRARIE	401
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Totals:

\$78,750      \$105,000      \$131,250      \$157,500

2025 =      \$80,000      SITE VALUE  
             \$115,000      POND SITE

2026 =      \$80,000      SITE VALUE  
             \$115,000      POND SITE

**RESOLD**

4711-34-401-110	5700 EGGERT PL	11/01/23	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$407,677	\$80,000	4018	4017 GLENS, MYSTIC, FOREST, PRARIE	401
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**2026 LAND ANALYSIS  
4021 TIMBERVIEW FARMS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-33-101-010	4203 TIMBERVIEW DR	10/15/24	\$415,000	\$62,250	\$83,000	\$103,750	\$124,500	\$432,020	\$65,000	4021	4021 TIMBERVIEW FARMS	401
4711-33-101-011	4050 TIMBERVIEW DR	07/10/23	\$315,000	\$47,250	\$63,000	\$78,750	\$94,500	\$370,790	\$65,000	4021	4021 TIMBERVIEW FARMS	401
4711-33-101-014	4122 TIMBERVIEW DR	03/22/24	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$330,011	\$65,000	4021	4021 TIMBERVIEW FARMS	401
4711-33-102-018	4240 TIMBERVIEW DR	12/22/23	\$401,250	\$60,188	\$80,250	\$100,313	\$120,375	\$363,799	\$65,000	4021	4021 TIMBERVIEW FARMS	401
4711-33-102-033	4365 TIMBERVIEW DR	04/04/23	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$414,993	\$65,000	4021	4021 TIMBERVIEW FARMS	401

**Totals:**

**\$58,538      \$78,050      \$97,563      \$117,075**

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**4021**

**2025 =      \$65,000      SITE VALUE**

**2026 =      \$70,000      SITE VALUE**

**2026 LAND ANALYSIS  
4022 PINE CREEK/ ALJOANN**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-36-102-088	5468 RIVER RIDGE DR	10/08/24	\$885,000	\$132,750	\$177,000	\$221,250	\$265,500	\$942,441	\$130,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-102-090	5467 HIDDEN PINES DR	09/15/23	\$805,000	\$120,750	\$161,000	\$201,250	\$241,500	\$768,797	\$130,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-102-105	5462 HIDDEN PINES DR	04/20/24	\$1,080,000	\$162,000	\$216,000	\$270,000	\$324,000	\$1,193,195	\$130,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-102-107	5383 RIVER RIDGE DR	06/01/23	\$870,000	\$130,500	\$174,000	\$217,500	\$261,000	\$939,232	\$130,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-203-139	5430 ARBOR BAY CT	02/12/25	\$1,100,000	\$165,000	\$220,000	\$275,000	\$330,000	\$1,049,254	\$130,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-169	5336 WYNDAM LN	04/18/23	\$750,000	\$112,500	\$150,000	\$187,500	\$225,000	\$883,979	\$130,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-203	7326 FOREST WAY	10/13/23	\$1,100,000	\$165,000	\$220,000	\$275,000	\$330,000	\$1,283,755	\$130,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-211	7118 FOREST WAY CT	09/13/24	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$130,000	\$130,000	4022	4022 PINE CREEK/ALJOANN	402
4711-36-301-281	HARTFORD WAY	04/27/23	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$225,000	\$225,000	4022	4022 PINE CREEK/ALJOANN	402
4711-36-301-282	5330 RIVER RIDGE DR	04/19/24	\$1,225,000	\$183,750	\$245,000	\$306,250	\$367,500	\$892,402	\$130,000	4022	4022 PINE CREEK/ALJOANN	401

Totals:

\$152,725      \$191,800      \$230,875      \$269,950      SITE VALUE

**ALJOANN LAKE FRONT SITE**

4711-25-400-053	7879 SHORES POINTE	11/21/24	\$162,000	\$162,000	\$162,000	\$162,000	\$162,000	\$180,000	\$180,000	4047	4022 PINE CREEK/ALJOANN	402
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Totals:

\$162,000      \$162,000      \$162,000      \$162,000      ALJOANN LAKE FRONT SITE

**ALJOANN SITE**

4711-25-404-003	4897 ALJOANN RD	12/13/23	\$705,000	\$105,750	\$141,000	\$176,250	\$211,500	\$793,545	\$125,000	4047	4022 PINE CREEK/ALJOANN	401
4711-25-404-006	4793 ALJOANN RD	12/14/23	\$760,000	\$114,000	\$152,000	\$190,000	\$228,000	\$871,572	\$125,000	4047	4022 PINE CREEK/ALJOANN	401
4711-25-404-007	4757 ALJOANN RD	01/10/25	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	4047	4022 PINE CREEK/ALJOANN	402

Totals:

\$114,917      \$139,333      \$163,750      \$188,167

ALJOANN SITE

**LAKE FRONT**

4711-36-101-036	5547 LAKE RIDGE DR	12/26/24	\$1,825,811	\$273,872	\$365,162	\$456,453	\$547,743	\$1,627,400	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-101-038	5611 LAKE RIDGE DR	11/15/24	\$1,650,000	\$247,500	\$330,000	\$412,500	\$495,000	\$1,382,133	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-203-112	5278 ARBOR BAY DR	06/18/24	\$1,400,000	\$210,000	\$280,000	\$350,000	\$420,000	\$1,145,978	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-203-120	5502 ARBOR BAY DR	07/22/24	\$1,825,000	\$273,750	\$365,000	\$456,250	\$547,500	\$1,845,559	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-203-123	5556 ARBOR BAY DR	08/15/23	\$1,880,000	\$282,000	\$376,000	\$470,000	\$564,000	\$1,735,148	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-245	5929 HARTFORD WAY	06/23/23	\$1,550,000	\$232,500	\$310,000	\$387,500	\$465,000	\$1,288,761	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-246	5937 HARTFORD WAY	09/10/24	\$2,650,000	\$397,500	\$530,000	\$662,500	\$795,000	\$2,020,144	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-247	5945 HARTFORD WAY	10/08/24	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$400,000	\$400,000	4022	4022 PINE CREEK/ALJOANN	402
4711-36-301-249	5961 HARTFORD WAY	08/02/24	\$1,600,000	\$240,000	\$320,000	\$400,000	\$480,000	\$1,565,279	\$400,000	4022	4022 PINE CREEK/ALJOANN	401

Totals:

\$292,458      \$372,351      \$452,245      \$532,138

LAKE FRONT

**CREEK/CANAL**

4711-36-101-068	5458 LAKE RIDGE DR	09/23/24	\$1,042,000	\$156,300	\$208,400	\$260,500	\$312,600	\$1,100,072	\$150,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-102-067	5457 RIVER RIDGE DR	06/12/24	\$1,450,000	\$217,500	\$290,000	\$362,500	\$435,000	\$1,322,980	\$150,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-102-068	5479 RIVER RIDGE DR	07/21/23	\$1,125,000	\$168,750	\$225,000	\$281,250	\$337,500	\$1,329,394	\$150,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-102-069	5495 RIVER RIDGE DR	04/29/24	\$1,075,000	\$161,250	\$215,000	\$268,750	\$322,500	\$994,409	\$150,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-156	5281 RIVER RIDGE DR	06/06/24	\$1,175,000	\$176,250	\$235,000	\$293,750	\$352,500	\$1,053,596	\$150,000	4022	4022 PINE CREEK/ALJOANN	401
4711-36-301-157	5259 RIVER RIDGE DR	08/13/24	\$1,200,000	\$180,000	\$240,000	\$300,000	\$360,000	\$1,120,139	\$150,000	4022	4022 PINE CREEK/ALJOANN	401

Totals:

\$176,675      \$235,567      \$294,458      \$353,350

CREEK/CANAL

2025 =	\$150,000	CREEK/CANAL	2026=	\$150,000	CREEK/CANAL
	\$200,000	PINE LIME LAKE		\$200,000	PINE LIME LAKE
	\$400,000	LAKE FRONT		\$400,000	LAKE FRONT
	\$640,000	PENNISULA		\$640,000	PENNISULA
	\$130,000	SITE VALUE		\$130,000	SITE VALUE
	\$125,000	ALJOANN SITE		\$125,000	ALJOANN SITE
	\$180,000	ALJOANN LAKE FRONT		\$180,000	ALJOANN LAKE FRONT

**RESOLD**

4711-36-101-036	5547 LAKE RIDGE DR	12/06/23	\$1,750,000	\$262,500	\$350,000	\$437,500	\$525,000	\$1,616,929	\$400,000	4022	4022 PINE CREEK/ALJOANN	401
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**2026 LAND ANALYSIS  
4028 CHILSON HILLS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-06-202-022	368 CHALMERS LN	08/27/24	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$262,320	\$57,000	4028	4028 CHILSON HILLS	401
4711-06-202-029	424 VENTNOR CMNS	10/23/23	\$271,000	\$40,650	\$54,200	\$67,750	\$81,300	\$251,871	\$57,000	4028	4028 CHILSON HILLS	401
4711-06-202-040	455 WAVERLY CMNS	06/08/23	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$239,729	\$57,000	4028	4028 CHILSON HILLS	401
4711-06-202-041	467 WAVERLY CMNS	11/30/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$266,722	\$57,000	4028	4028 CHILSON HILLS	401
4711-06-202-053	421 MONTCLAIR LN	08/05/24	\$305,000	\$45,750	\$61,000	\$76,250	\$91,500	\$272,391	\$57,000	4028	4028 CHILSON HILLS	401

**Totals:**

**\$43,380      \$57,840      \$72,300      \$86,760**

**4028**

**2025 =      \$57,000      SITE VALUE                      2026 =      \$65,000      SITE VALUE**

**2026 LAND ANALYSIS  
4032 ROLLING RIDGE**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-05-102-008	3424 MARSHVIEW CT	09/11/24	\$311,600	\$46,740	\$62,320	\$77,900	\$93,480	\$321,851	\$70,000	4040	4032 ROLLING RIDGE	401
4711-05-102-024	408 NATANNA DR	10/16/24	\$445,000	\$66,750	\$89,000	\$111,250	\$133,500	\$397,697	\$70,000	4040	4032 ROLLING RIDGE	401
4711-05-102-044	3052 STILLRIVER DR	11/05/24	\$405,000	\$60,750	\$81,000	\$101,250	\$121,500	\$368,969	\$70,000	4040	4032 ROLLING RIDGE	401
4711-05-102-050	3088 STILLRIVER DR	08/09/23	\$388,000	\$58,200	\$77,600	\$97,000	\$116,400	\$376,707	\$70,000	4040	4032 ROLLING RIDGE	401
4711-05-102-076	3142 STILLRIVER DR	04/18/23	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$373,808	\$70,000	4040	4032 ROLLING RIDGE	401
4711-05-201-016	3752 SNOWDEN LN	08/09/24	\$342,500	\$51,375	\$68,500	\$85,625	\$102,750	\$314,638	\$70,000	4032	4032 ROLLING RIDGE	401
4711-05-201-022	3680 SNOWDEN LN	04/16/24	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$316,157	\$70,000	4032	4032 ROLLING RIDGE	401
4711-05-201-056	3687 STRATTON LN	08/02/23	\$369,000	\$55,350	\$73,800	\$92,250	\$110,700	\$351,551	\$70,000	4032	4032 ROLLING RIDGE	401
4711-05-201-057	3699 STRATTON LN	04/25/24	\$417,000	\$62,550	\$83,400	\$104,250	\$125,100	\$395,802	\$70,000	4032	4032 ROLLING RIDGE	401
4711-05-201-079	3865 SNOWDEN LN	12/11/24	\$386,000	\$57,900	\$77,200	\$96,500	\$115,800	\$378,543	\$70,000	4032	4032 ROLLING RIDGE	401
4711-05-201-085	3910 SUGARBUSH DR	10/30/23	\$339,400	\$50,910	\$67,880	\$84,850	\$101,820	\$353,249	\$70,000	4032	4032 ROLLING RIDGE	401
4711-05-201-120	3697 SUGARBUSH DR	03/04/24	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$432,986	\$70,000	4032	4032 ROLLING RIDGE	401

**Totals:**

**\$56,856      \$75,808      \$94,760      \$113,713**

**4032**

**2025 =      \$70,000 SITE VALUE**

**2026 =      \$70,000 SITE VALUE**

**2026 LAND ANALYSIS**  
**4035 CRYSTAL VALLEY, 4046 NOVEL ESTATES**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-19-302-019	3729 KIPLING CIR	06/20/24	\$567,000	\$85,050	\$113,400	\$141,750	\$170,100	\$447,829	\$80,000	4046	4046 NOVEL ESTATES	401
4711-19-302-027	3530 KIPLING CIR	05/08/24	\$540,000	\$81,000	\$108,000	\$135,000	\$162,000	\$488,246	\$80,000	4046	4046 NOVEL ESTATES	401
4711-32-201-025	3518 CRYSTAL VALLEY DR	07/24/24	\$625,000	\$93,750	\$125,000	\$156,250	\$187,500	\$621,115	\$85,000	4035	4035 CRYSTAL VALLEY	401
<b>Totals:</b>				<b>\$86,600</b>	<b>\$115,467</b>	<b>\$144,333</b>	<b>\$173,200</b>					

4035, 4046

2025 = \$85,000 SITE VALUE                      2026 = \$90,000 SITE VALUE

**2026 LAND ANALYSIS  
4038 BIRKENSTOCK, HIDDEN, PEBBLE**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-12-202-022	1372 POND BLUFF WAY	07/02/24	\$560,000	\$84,000	\$112,000	\$140,000	\$168,000	\$494,396	\$75,000	4031	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
4711-12-202-023	1340 POND BLUFF WAY	03/12/25	\$608,000	\$91,200	\$121,600	\$152,000	\$182,400	\$521,951	\$75,000	4031	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
4711-12-402-003	7918 BIRKENSTOCK DR	08/14/23	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$420,881	\$75,000	4029	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
4711-12-402-026	7826 SPRING TRACE RD	02/26/24	\$439,000	\$65,850	\$87,800	\$109,750	\$131,700	\$432,701	\$75,000	4029	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
4711-12-402-045	7924 WINDHAVEN LN	05/31/23	\$455,000	\$68,250	\$91,000	\$113,750	\$136,500	\$451,428	\$75,000	4029	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
4711-13-201-011	7818 CLAIBORNE DR	04/14/23	\$512,500	\$76,875	\$102,500	\$128,125	\$153,750	\$522,634	\$75,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
4711-13-201-058	2298 COBBLESTONE LN	09/11/23	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$518,518	\$75,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401

**Totals:**  
**\$76,489      \$101,986      \$127,482      \$152,979**

**WATERVIEW**

4711-13-201-007	2140 CLAIBORNE CT	08/18/23	\$510,000	\$76,500	\$102,000	\$127,500	\$153,000	\$532,203	\$85,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
4711-13-201-017	2196 ROLLING ROCK DR	05/24/23	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$515,374	\$85,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401

**Totals:**  
**\$77,250      \$103,000      \$128,750      \$154,500**

**4038**

**2025 =      \$75,000      SITE VALUE      2026 =      \$80,000      SITE VALUE**  
**\$85,000      WATERVIEW                              \$85,000      WATERVIEW**

**OUTLIER**

4711-13-201-034	2133 COBBLESTONE LN	01/06/25	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$493,388	\$75,000	4038	4038 BIRKENSTOCK, HIDDEN, PEBBLE	401
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**2026 LAND ANALYSIS  
4039 FOREST, WILLOW, WOODLAND**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-02-301-035	5944 SHADOW PINES CT	10/28/24	\$489,900	\$73,485	\$97,980	\$122,475	\$146,970	\$505,602	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND	401
4711-02-301-044	854 WEEPING WILLOW DR	09/24/24	\$476,000	\$71,400	\$95,200	\$119,000	\$142,800	\$515,525	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND	401
4711-02-301-071	930 CHEMUNG FOREST DR	09/15/23	\$431,000	\$64,650	\$86,200	\$107,750	\$129,300	\$473,372	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND	401
4711-10-204-005	1267 WOODLAND SPRINGS DR	09/29/23	\$432,000	\$64,800	\$86,400	\$108,000	\$129,600	\$464,650	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND	401
4711-10-204-013	1369 CATHERINES WAY	02/28/25	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	\$513,357	\$65,000	4039	4039 FOREST, WILLOW, WOODLAND	401
4711-11-101-008	6192 SHADETREE CT	06/30/23	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$444,327	\$65,000	4036	4039 FOREST, WILLOW, WOODLAND	401
4711-11-101-044	6211 SHADETREE CT	09/25/24	\$363,000	\$54,450	\$72,600	\$90,750	\$108,900	\$398,248	\$65,000	4036	4039 FOREST, WILLOW, WOODLAND	401
4711-11-101-049	6140 BLUE HERON DR	10/28/24	\$390,000	\$58,500	\$78,000	\$97,500	\$117,000	\$379,566	\$65,000	4036	4039 FOREST, WILLOW, WOODLAND	401
4711-11-101-051	1417 FOREST PONDS DR	07/19/23	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$392,470	\$65,000	4036	4039 FOREST, WILLOW, WOODLAND	401

**Totals:**  
\$66,948
\$89,264
\$111,581
\$133,897

**4039**

2025 = \$65,000 SITE VALUE                      2026 = \$70,000 SITE VALUE

**2026 LAND ANALYSIS  
4042 HIDDEN RIDGE, 4048 MURFIELD MANOR**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-04-201-008	4750 EDINBURGH DR	06/29/23	\$725,000	\$108,750	\$145,000	\$181,250	\$217,500	\$692,252	\$105,000	4048	4048 MUIRFIELD MANOR	401
4711-05-100-021	3157 CHARANN DR	07/22/24	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$105,000	\$105,000	4042	4042 HIDDEN RIDGE	402
4711-06-200-088	3000 CHARANN DR	09/20/23	\$700,000	\$105,000	\$140,000	\$175,000	\$210,000	\$609,438	\$105,000	4042	4042 HIDDEN RIDGE	401
4711-06-203-002	2933 TURNING LEAF DR	10/17/23	\$712,000	\$106,800	\$142,400	\$178,000	\$213,600	\$707,462	\$105,000	4042	4042 HIDDEN RIDGE	401
4711-06-203-011	2756 TURNING LEAF DR	02/15/24	\$689,000	\$103,350	\$137,800	\$172,250	\$206,700	\$723,787	\$105,000	4042	4042 HIDDEN RIDGE	401
4711-06-203-012	2784 TURNING LEAF DR	02/09/24	\$689,000	\$103,350	\$137,800	\$172,250	\$206,700	\$750,404	\$105,000	4042	4042 HIDDEN RIDGE	401

VACANT

**Totals:**

\$108,708      \$138,000      \$167,292      \$196,583

4711-06-200-050	2999 CHARANN DR	02/27/24	\$812,000	\$121,800	\$162,400	\$203,000	\$243,600	\$782,289	\$150,000	4042	4042 HIDDEN RIDGE	401
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**Totals:**

\$121,800      \$162,400      \$203,000      \$243,600

**4042, 4048**

2025 =      \$105,000 SITE VLAUE  
\$150,000 LAKE FRONT (ONLY IN 4042)

2026 =      \$110,000 SITE VALUE  
\$150,000 LAKE FRONT (ONLY IN 4042)

**2026 LAND ANALYSIS  
4043 PARDEE, GALE, WEBSTER**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class
4711-30-101-087	2105 WEBSTER PARK DR	05/19/23	\$278,000	\$41,700	\$55,600	\$69,500	\$83,400	\$254,035	\$50,000	92.0	180.0	4043	4043 PARDEE/GALE/WEBSTER	401
4710-25-202-042	4337 RURIK DR	10/18/24	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500		NON LF					

**Totals:**

**\$49,725      \$66,300      \$82,875      \$99,450      SITE VALUE**

**FRONT FOOT**

4710-25-101-009	4103 WESTHILL DR	10/13/23	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	110	MARION TWP
4710-25-201-004	4348 RURIK DR	05/17/24	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	68	MARION TWP
4710-25-201-027	4130 RURIK DR	03/27/24	\$955,000	\$143,250	\$191,000	\$238,750	\$286,500	118	MARION TWP
4710-25-203-018	4161 SOUTHWOODS DR	10/17/24	\$710,000	\$106,500	\$142,000	\$177,500	\$213,000	132	MARION TWP
4710-25-401-007	4609 ROYA TRAIL	06/06/24	\$965,000	\$144,750	\$193,000	\$241,250	\$289,500	180	MARION TWP

**MEAN \$105,600      \$140,800      \$176,000      \$211,200**  
**MEDIAN \$106,500      \$142,000      \$177,500      \$213,000**  
**SITE VALUE \$50,000**

**Average FF      100      FF**

**Mean FF      \$1,056      \$1,408      \$1,760      \$2,112**  
**Median FF      \$1,065      \$1,420      \$1,775      \$2,130**

<b>2025 =</b>	<b>\$1,100</b>	<b>LAKE FRONT</b>	<b>2026 =</b>	<b>\$1,100</b>	<b>LAKE FRONT</b>
	<b>\$770</b>	<b>SURPLUS LF</b>		<b>\$770</b>	<b>SURPLUS LF</b>
	<b>\$65</b>	<b>UNDERWATER</b>		<b>\$65</b>	<b>UNDERWATER</b>
	<b>\$300</b>	<b>UNBUILDABLE</b>		<b>\$300</b>	<b>UNBUILDABLE</b>
	<b>\$50,000</b>	<b>SITE VALUE</b>		<b>\$50,000</b>	<b>SITE VALUE</b>





**2026 LAND ANALYSIS  
4052 TIMBERIDGE**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-27-401-001	TIMBERIDGE CT	03/14/25	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$135,000	\$135,000	4052	4052 TIMBERRIDGE	402 VACANT
4711-27-401-001	TIMBERIDGE CT	02/24/23	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$135,000	\$135,000	4052	4052 TIMBERRIDGE	402 *VACANT
4711-27-400-017	4566 TIMBERIDGE CT	03/16/23	\$720,000	\$108,000	\$144,000	\$180,000	\$216,000	\$652,832	\$135,000	4052	4052 TIMBERRIDGE	401 *
<b>Totals:</b>				<b>\$147,667</b>	<b>\$159,667</b>	<b>\$171,667</b>	<b>\$183,667</b>					

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4052

2025 = \$135,000 SITE VALUE      2026 = \$150,000 SITE VALUE

\*USED SALES OUTSIDE STUDY DATE TO SHOW MARKET INCREASE

**2026 LAND ANALYSIS  
4054 THE RIDGE**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class	Rate Group 1
4711-26-202-003	6830 MOUNTAIN RIDGE	08/19/24	\$1,475,000	\$221,250	\$295,000	\$368,750	\$442,500	\$933,681	\$140,000	4054	4054 THE RIDGE S 401	A	SITE VALUE

**Totals:**

\$221,250
\$295,000
\$368,750
\$442,500
SITE VALUE

**WALKOUT SITE**

4711-26-202-004	6866 MOUNTAIN RIDGE	07/25/23	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	4054	4054 THE RIDGE S 401	WALKOUT SITE	VACANT
4711-26-202-010	4340 RIDGE LAKE	09/29/23	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	4054	4054 THE RIDGE S 401	WALKOUT SITE	VACANT
4711-26-202-021	4333 RIDGE LAKE	11/21/24	\$590,000	\$196,667	\$196,667	\$196,667	\$196,667	\$1,087,770	\$585,000	4054	4054 THE RIDGE S 401	WALKOUT SITE	3 LOTS VACANT

**Totals:**

\$195,556
\$195,556
\$195,556
\$195,556

**WATERFRONT**

4711-26-202-014	4305 RIDGE LAKE	01/22/24	\$295,000	\$295,000	\$295,000	\$295,000	\$295,000	\$401,529	\$295,000	4054	4054 THE RIDGE S 401	WATERFRONT	VACANT
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**Totals:**

**4054**

\$295,000
\$295,000
\$295,000
\$295,000

<b>2025 =</b>	<b>\$140,000</b>	<b>SITE VALUE</b>	<b>2026 =</b>	<b>\$140,000</b>	<b>SITE VALUE</b>
	<b>\$195,000</b>	<b>WALKOUT SITE</b>		<b>\$195,000</b>	<b>WALKOUT SITE</b>
	<b>\$295,000</b>	<b>WATER FRONT SITE</b>		<b>\$295,000</b>	<b>WATER FRONT SITE</b>

**2026 LAND ANALYSIS  
4055 MOUNTAIN TOP ESTATES**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-34-403-002	5936 MOUNTAIN TOP	09/05/23	\$898,917	\$134,838	\$179,783	\$224,729	\$269,675	\$887,746	\$135,000	4055	4055 MOUNTAIN TOP ESTATES	401 25-PART CONST
4711-34-403-012	5841 MOUNTAIN TOP	04/18/24	\$810,000	\$121,500	\$162,000	\$202,500	\$243,000	\$698,072	\$135,000	4055	4055 MOUNTAIN TOP ESTATES	401
4711-34-403-014	5931 MOUNTAIN TOP	06/27/23	\$747,246	\$112,087	\$149,449	\$186,812	\$224,174	\$815,965	\$135,000	4055	4055 MOUNTAIN TOP ESTATES	401 25-PART CONST
4711-34-403-015	5963 MOUNTAIN TOP	05/10/23	\$765,000	\$114,750	\$153,000	\$191,250	\$229,500	\$710,157	\$135,000	4055	4055 MOUNTAIN TOP ESTATES	401 25-PART CONST
<b>Totals:</b>				<b>\$120,794</b>	<b>\$161,058</b>	<b>\$201,323</b>	<b>\$241,587</b>					

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4055

2025 = \$135,000 SITE VALUE                      2026 = \$135,000 SITE VALUE

**2026 LAND ANALYSIS**  
**4101 VILLAS OF OAK POINTE, 4102 COUNTRY CLUB, 4104 LAKE VILLAS PINE CREEK**  
**DETACHED CONDOS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-27-301-004	4644 VILLA FRANCE DR	02/16/24	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$563,256	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-010	4572 VILLA FRANCE DR	10/14/24	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	\$557,994	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-016	4581 VILLA FRANCE DR	05/28/24	\$461,500	\$69,225	\$92,300	\$115,375	\$138,450	\$489,014	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-017	4593 VILLA FRANCE DR	10/03/24	\$661,000	\$99,150	\$132,200	\$165,250	\$198,300	\$624,673	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-021	4580 LEBLANC CT	10/27/24	\$650,000	\$97,500	\$130,000	\$162,500	\$195,000	\$553,804	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-052	5245 MORET CT	01/30/25	\$680,000	\$102,000	\$136,000	\$170,000	\$204,000	\$622,182	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-074	4455 QUEBEC LN	09/07/23	\$615,000	\$92,250	\$123,000	\$153,750	\$184,500	\$570,500	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-079	4487 QUEBEC LN	08/29/24	\$659,900	\$98,985	\$131,980	\$164,975	\$197,970	\$613,260	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-084	5352 VERSAILLES AVE	12/02/24	\$692,000	\$103,800	\$138,400	\$173,000	\$207,600	\$618,063	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-086	5324 VERSAILLES AVE	06/24/24	\$775,000	\$116,250	\$155,000	\$193,750	\$232,500	\$694,106	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-27-301-095	5317 VERSAILLES AVE	10/28/24	\$630,000	\$94,500	\$126,000	\$157,500	\$189,000	\$584,458	\$80,000	4101	4101 VILLAS OF OAK POINTE	407
4711-28-408-014	4620 HUNTINGTON DR	04/16/24	\$485,000	\$72,750	\$97,000	\$121,250	\$145,500	\$400,230	\$80,000	4102	4102 COUNTRY CLUB MANORS	407
4711-28-408-023	4607 HUNTINGTON DR	05/29/24	\$564,900	\$84,735	\$112,980	\$141,225	\$169,470	\$501,853	\$80,000	4102	4102 COUNTRY CLUB MANORS	407
4711-28-408-053	4619 ROUNDTREE DR	11/22/23	\$520,000	\$78,000	\$104,000	\$130,000	\$156,000	\$506,650	\$80,000	4102	4102 COUNTRY CLUB MANORS	407
4711-36-103-001	7490 PINE VISTA DR	06/10/24	\$605,000	\$90,750	\$121,000	\$151,250	\$181,500	\$570,892	\$80,000	4104	4104 LAKE VILLAS AT PINE CREEK	407
4711-36-103-008	7434 PINE VISTA DR	03/06/25	\$685,000	\$102,750	\$137,000	\$171,250	\$205,500	\$667,663	\$80,000	4104	4104 LAKE VILLAS AT PINE CREEK	407
4711-36-103-015	7368 PINE VISTA DR	04/02/24	\$600,000	\$90,000	\$120,000	\$150,000	\$180,000	\$618,664	\$80,000	4104	4104 LAKE VILLAS AT PINE CREEK	407
4711-36-103-018	7336 PINE VISTA DR	07/31/24	\$525,000	\$78,750	\$105,000	\$131,250	\$157,500	\$521,070	\$80,000	4104	4104 LAKE VILLAS AT PINE CREEK	407
4711-36-103-040	7224 PINE VISTA DR	04/03/23	\$625,000	\$93,750	\$125,000	\$156,250	\$187,500	\$630,048	\$80,000	4104	4104 LAKE VILLAS AT PINE CREEK	407

**Totals:**

**\$90,666      \$120,887      \$151,109      \$181,331**

**SITE VALUE**

**POND VIEW**

4711-36-103-027	7357 PINE VISTA DR	12/11/24	\$775,000	\$116,250	\$155,000	\$193,750	\$232,500	\$716,545	\$100,000	4104	4104 LAKE VILLAS AT PINE CREEK	407
4711-36-103-032	7397 PINE VISTA DR	05/31/24	\$750,000	\$112,500	\$150,000	\$187,500	\$225,000	\$649,239	\$100,000	4104	4104 LAKE VILLAS AT PINE CREEK	407

**Totals:**

**\$114,375      \$152,500      \$190,625      \$228,750**

**POND VIEW**

**LAKE VIEW**

4711-28-408-019	4664 HUNTINGTON DR	09/14/23	\$850,000	\$127,500	\$170,000	\$212,500	\$255,000	\$612,673	\$200,000	4102	4102 COUNTRY CLUB MANORS	407
4711-28-408-038	4680 HUNTINGTON DR	03/31/25	\$844,000	\$126,600	\$168,800	\$211,000	\$253,200	\$518,955	\$105,000	4102	4102 COUNTRY CLUB MANORS	407

**Totals:**

**\$127,050      \$169,400      \$211,750      \$254,100**

**LAKE VIEW**

**4101, 4102, 4104**

<b>2025 =</b>	<b>\$80,000</b>	<b>SITE VALUE</b>	<b>2026=</b>	<b>\$90,000</b>	<b>SITE VALUE</b>	
	<b>\$105,000</b>	<b>GOLF COURSE</b>		<b>\$110,000</b>	<b>GOLF COURSE</b>	<b>FROM 4014</b>
	<b>\$100,000</b>	<b>POND VIEW</b>		<b>\$115,000</b>	<b>POND VIEW</b>	<b>NOT USED IN 4102</b>
	<b>\$200,000</b>	<b>LAKE VIEW</b>		<b>\$200,000</b>	<b>LAKE VIEW</b>	<b>NOT USED IN 4101 &amp; 4104</b>

**RESOLD**

4711-36-103-027	7357 PINE VISTA DR	06/27/24	\$825,000	\$123,750	\$165,000	\$206,250	\$247,500	\$594,131	\$100,000	4104	4104 LAKE VILLAS AT PINE CREEK	407
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**2026 LAND ANALYSIS  
4103 NORTSHORE DETACHED CONDOS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-21-202-009	4808 NEW HAVEN DR	06/30/23	\$346,500	\$51,975	\$69,300	\$86,625	\$103,950	\$355,475	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-21-202-010	3175 MACKENZIE DR	08/21/23	\$355,663	\$53,349	\$71,133	\$88,916	\$106,699	\$330,709	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-21-202-011	3187 MACKENZIE DR	04/06/23	\$348,500	\$52,275	\$69,700	\$87,125	\$104,550	\$321,786	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-21-202-016	4790 NEW HAVEN DR	05/26/23	\$377,000	\$56,550	\$75,400	\$94,250	\$113,100	\$364,353	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-21-202-023	4751 NEW HAVEN DR	10/08/24	\$327,000	\$49,050	\$65,400	\$81,750	\$98,100	\$349,026	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-21-202-033	4845 NEW HAVEN DR	07/28/23	\$395,000	\$59,250	\$79,000	\$98,750	\$118,500	\$344,087	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-21-202-037	4893 NEW HAVEN DR	09/06/24	\$437,500	\$65,625	\$87,500	\$109,375	\$131,250	\$357,366	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-21-202-042	4935 NEW HAVEN DR	10/23/23	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$338,005	\$65,000	4103	4103 NORTH SHORE CONDOS DETACHED	407
4711-22-101-010	5089 NORTHFIELD DR	08/15/23	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$376,708	\$65,000	4105	4103 NORTH SHORE CONDOS DETACHED	407
4711-22-101-022	5108 NORTHFIELD DR	12/05/23	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$333,505	\$65,000	4105	4103 NORTH SHORE CONDOS DETACHED	407
4711-22-101-035	5148 PENTWATER DR	09/07/23	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$412,164	\$65,000	4105	4103 NORTH SHORE CONDOS DETACHED	407
4711-22-101-039	5100 PENTWATER DR	05/31/23	\$425,500	\$63,825	\$85,100	\$106,375	\$127,650	\$391,727	\$65,000	4105	4103 NORTH SHORE CONDOS DETACHED	407

**Totals:**

**\$55,908      \$74,544      \$93,180      \$111,817**

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**4103**

**2025 =      \$65,000      SITE VALUE      2026 =      \$70,000      SITE VALUE**

**2026 LAND ANALYSIS  
4201 ATTACHED CONDO AREA 1**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-03-304-013	671 OLDE IVY LN	08/23/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$296,688	\$55,000	4203	4201 ATTACHED CONDO AREA 1	407
4711-03-304-017	646 OLDE IVY LN	04/18/24	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$327,017	\$55,000	4203	4201 ATTACHED CONDO AREA 1	407
4711-03-304-039	5399 IVY CT	05/26/23	\$353,000	\$52,950	\$70,600	\$88,250	\$105,900	\$323,609	\$55,000	4203	4201 ATTACHED CONDO AREA 1	407
4711-03-304-048	5435 IVY CT	10/31/24	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$351,449	\$55,000	4203	4201 ATTACHED CONDO AREA 1	407
4711-03-304-051	5438 IVY CT	05/06/24	\$388,500	\$58,275	\$77,700	\$97,125	\$116,550	\$299,297	\$55,000	4203	4201 ATTACHED CONDO AREA 1	407
4711-03-304-061	5396 IVY CT	06/19/24	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$313,419	\$55,000	4203	4201 ATTACHED CONDO AREA 1	407
4711-05-101-009	3349 DEWDROP LN	03/22/24	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$296,036	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-05-101-011	3361 DEWDROP LN	08/21/24	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$297,400	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-05-101-016	3389 DEWDROP LN	07/12/24	\$362,500	\$54,375	\$72,500	\$90,625	\$108,750	\$297,564	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-05-101-021	3420 DEWDROP LN	06/07/24	\$297,500	\$44,625	\$59,500	\$74,375	\$89,250	\$280,877	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-05-101-023	3421 DEWDROP LN	12/12/23	\$318,000	\$47,700	\$63,600	\$79,500	\$95,400	\$295,621	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-05-101-034	3480 DEWDROP LN	04/22/24	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$302,095	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-05-101-043	585 SNOWFALL CT	01/03/25	\$312,500	\$46,875	\$62,500	\$78,125	\$93,750	\$332,455	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-05-101-047	573 SNOWFALL CT	03/05/25	\$306,400	\$45,960	\$61,280	\$76,600	\$91,920	\$310,888	\$55,000	4218	4201 ATTACHED CONDO AREA 1	407
4711-10-303-003	1990 GENOA CIRCLE	04/14/23	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$374,934	\$55,000	4208	4201 ATTACHED CONDO AREA 1	407
4711-10-303-010	1954 GENOA CIRCLE	05/06/24	\$389,900	\$58,485	\$77,980	\$97,475	\$116,970	\$352,165	\$55,000	4208	4201 ATTACHED CONDO AREA 1	407
4711-10-303-027	1925 EGRET POINTE	11/07/24	\$378,000	\$56,700	\$75,600	\$94,500	\$113,400	\$400,441	\$55,000	4208	4201 ATTACHED CONDO AREA 1	407
4711-10-303-078	1821 GENOA CIRCLE	05/31/23	\$349,900	\$52,485	\$69,980	\$87,475	\$104,970	\$316,532	\$55,000	4208	4201 ATTACHED CONDO AREA 1	407
4711-13-402-009	2763 BRECKENRIDGE DR	10/04/24	\$335,000	\$50,250	\$67,000	\$83,750	\$100,500	\$335,274	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-019	2823 BRECKENRIDGE DR	11/01/24	\$375,000	\$56,250	\$75,000	\$93,750	\$112,500	\$334,563	\$55,000	4201	4201 ATTACHED CONDO AREA 1	407
4711-13-402-030	2827 MONTE VISTA	07/11/23	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$358,097	\$55,000	4201	4201 ATTACHED CONDO AREA 1	407
4711-13-402-034	2795 MONTE VISTA	09/25/24	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$356,949	\$55,000	4201	4201 ATTACHED CONDO AREA 1	407
4711-13-402-036	2779 MONTE VISTA	04/04/23	\$299,900	\$44,985	\$59,980	\$74,975	\$89,970	\$354,146	\$55,000	4201	4201 ATTACHED CONDO AREA 1	407
4711-13-402-050	7597 RADCLIFFE	06/28/24	\$329,000	\$49,350	\$65,800	\$82,250	\$98,700	\$295,657	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-053	7579 RADCLIFFE	07/29/24	\$330,000	\$49,500	\$66,000	\$82,500	\$99,000	\$316,701	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-055	7567 RADCLIFFE	03/17/25	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$295,584	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-085	2959 BRECKENRIDGE DR	11/15/24	\$352,000	\$52,800	\$70,400	\$88,000	\$105,600	\$358,643	\$55,000	4201	4201 ATTACHED CONDO AREA 1	407
4711-13-402-101	7690 GUNNISON CT	10/02/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$339,173	\$55,000	4201	4201 ATTACHED CONDO AREA 1	407
4711-13-402-102	7698 GUNNISON CT	10/12/23	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$333,051	\$55,000	4201	4201 ATTACHED CONDO AREA 1	407
4711-13-402-110	2861 E TELLURIDE	10/24/23	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$280,462	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-137	3008 E TELLURIDE	04/07/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$308,798	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-150	3056 W TELLURIDE	05/02/23	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$298,454	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-162	2977 W TELLURIDE	05/08/24	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$322,660	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-163	2967 W TELLURIDE	09/28/23	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$323,306	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-165	2990 W TELLURIDE	10/29/24	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$335,215	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-167	2964 W TELLURIDE	07/19/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$321,785	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-168	2956 W TELLURIDE	07/19/24	\$343,450	\$51,518	\$68,690	\$85,863	\$103,035	\$307,603	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-13-402-170	2928 W TELLURIDE	02/15/24	\$354,050	\$53,108	\$70,810	\$88,513	\$106,215	\$337,621	\$55,000	4205	4201 ATTACHED CONDO AREA 1	407
4711-14-203-013	6597 CORTLAND AVE	08/18/23	\$331,000	\$49,650	\$66,200	\$82,750	\$99,300	\$301,286	\$55,000	4217	4201 ATTACHED CONDO AREA 1	407
4711-14-203-030	6729 CORTLAND AVE	10/20/23	\$329,000	\$49,350	\$65,800	\$82,250	\$98,700	\$302,393	\$55,000	4217	4201 ATTACHED CONDO AREA 1	407
4711-14-203-034	6711 CORTLAND AVE	06/21/24	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$327,869	\$55,000	4217	4201 ATTACHED CONDO AREA 1	407

**Totals:**  
**\$50,834**
**\$67,779**
**\$84,723**
**\$101,668**

**4201**

**2025 = \$55,000 SITE VALUE      2026 = \$55,000 SITE VALUE**

**2026 LAND ANALYSIS**  
**4202 ATTACHED CONDOS AREA 2**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-04-101-011	4404 WILLOW VIEW CT	04/15/24	\$324,900	\$48,735	\$64,980	\$81,225	\$97,470	\$240,251	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-012	4406 WILLOW VIEW CT	06/30/23	\$223,500	\$33,525	\$44,700	\$55,875	\$67,050	\$209,196	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-013	4408 WILLOW VIEW CT	03/15/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$262,222	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-022	4604 WILLOW VIEW CT	03/31/25	\$285,000	\$42,750	\$57,000	\$71,250	\$85,500	\$251,497	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-027	4519 WILLOW VIEW CT	04/11/23	\$227,300	\$34,095	\$45,460	\$56,825	\$68,190	\$242,673	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-030	4459 WILLOW VIEW CT	01/05/24	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$269,499	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-037	4419 WILLOW VIEW CT	09/06/24	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$262,575	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-048	497 LILLY VIEW CT	09/23/24	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$261,085	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-053	469 LILLY VIEW CT	09/30/24	\$332,000	\$49,800	\$66,400	\$83,000	\$99,600	\$300,593	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-065	445 LILLY VIEW CT	05/22/23	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$241,904	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-072	421 LILLY VIEW CT	10/31/23	\$332,500	\$49,875	\$66,500	\$83,125	\$99,750	\$309,812	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-101-099	498 LILLY VIEW CT	06/30/23	\$311,000	\$46,650	\$62,200	\$77,750	\$93,300	\$285,768	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-303-001	4007 HAMPTON RIDGE BLVD	03/12/25	\$217,900	\$32,685	\$43,580	\$54,475	\$65,370	\$202,851	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-003	4023 HAMPTON RIDGE BLVD	09/20/24	\$229,900	\$34,485	\$45,980	\$57,475	\$68,970	\$223,675	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-005	4039 HAMPTON RIDGE BLVD	05/28/24	\$213,000	\$31,950	\$42,600	\$53,250	\$63,900	\$233,272	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-019	4101 HAMPTON RIDGE BLVD	02/19/25	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$202,851	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-024	4061 HAMPTON RIDGE BLVD	12/19/23	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$199,727	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-040	4183 HAMPTON RIDGE BLVD	04/10/23	\$192,000	\$28,800	\$38,400	\$48,000	\$57,600	\$220,442	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-046	4179 HAMPTON RIDGE BLVD	02/28/25	\$227,000	\$34,050	\$45,400	\$56,750	\$68,100	\$223,675	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-049	4062 HAMPTON RIDGE BLVD	10/15/24	\$224,900	\$33,735	\$44,980	\$56,225	\$67,470	\$202,851	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-050	4070 HAMPTON RIDGE BLVD	08/29/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$230,872	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-054	4102 HAMPTON RIDGE BLVD	02/07/25	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$202,851	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-056	4090 HAMPTON RIDGE BLVD	07/17/24	\$232,000	\$34,800	\$46,400	\$58,000	\$69,600	\$233,272	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-065	4146 HAMPTON RIDGE BLVD	09/01/23	\$226,500	\$33,975	\$45,300	\$56,625	\$67,950	\$233,671	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-070	4126 HAMPTON RIDGE BLVD	01/03/24	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$217,339	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-071	4118 HAMPTON RIDGE BLVD	12/11/24	\$227,500	\$34,125	\$45,500	\$56,875	\$68,250	\$237,074	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-096	4165 KIRKWAY CT	08/06/24	\$218,000	\$32,700	\$43,600	\$54,500	\$65,400	\$202,703	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-097	4111 KIRKWAY CT	03/05/24	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$199,727	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-098	4119 KIRKWAY CT	11/07/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$245,424	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-116	4087 KIRKWAY CT	04/12/24	\$244,000	\$36,600	\$48,800	\$61,000	\$73,200	\$222,885	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-119	4063 KIRKWAY CT	03/18/25	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$212,200	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-130	4241 HAMPTON RIDGE BLVD	07/10/23	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$222,885	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-149	4281 HAMPTON RIDGE BLVD	04/04/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$221,695	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-152	4248 HAMPTON RIDGE BLVD	09/16/24	\$243,000	\$36,450	\$48,600	\$60,750	\$72,900	\$225,263	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-159	4236 HAMPTON RIDGE BLVD	07/21/23	\$234,000	\$35,100	\$46,800	\$58,500	\$70,200	\$222,885	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-166	4284 HAMPTON RIDGE BLVD	04/12/24	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$224,929	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-168	4268 HAMPTON RIDGE BLVD	09/09/24	\$228,000	\$34,200	\$45,600	\$57,000	\$68,400	\$214,124	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-170	4280 HAMPTON RIDGE BLVD	07/21/23	\$244,000	\$36,600	\$48,800	\$61,000	\$73,200	\$223,725	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-184	4404 ASTER BLVD	02/21/25	\$270,000	\$40,500	\$54,000	\$67,500	\$81,000	\$228,563	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-189	4456 ASTER BLVD	03/29/24	\$259,000	\$38,850	\$51,800	\$64,750	\$77,700	\$224,929	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-192	4428 ASTER BLVD	07/25/24	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$213,965	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-196	4460 ASTER BLVD	06/28/23	\$252,500	\$37,875	\$50,500	\$63,125	\$75,750	\$224,929	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-199	733 ABBINGTON CT	03/11/25	\$212,000	\$31,800	\$42,400	\$53,000	\$63,600	\$213,608	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-206	769 ABBINGTON CT	06/14/24	\$254,900	\$38,235	\$50,980	\$63,725	\$76,470	\$223,725	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-208	753 ABBINGTON CT	11/15/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$228,563	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-213	697 ABBINGTON CT	06/20/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$224,929	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-215	713 ABBINGTON CT	12/14/23	\$249,000	\$37,350	\$49,800	\$62,250	\$74,700	\$223,725	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-223	637 ABBINGTON CT	04/04/24	\$260,000	\$39,000	\$52,000	\$65,000	\$78,000	\$223,725	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-227	669 ABBINGTON CT	12/11/24	\$210,000	\$31,500	\$42,000	\$52,500	\$63,000	\$214,124	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-228	673 ABBINGTON CT	11/01/23	\$220,000	\$33,000	\$44,000	\$55,000	\$66,000	\$210,777	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-234	4351 ASTER BLVD	08/08/23	\$216,000	\$32,400	\$43,200	\$54,000	\$64,800	\$210,777	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-242	605 ABBINGTON CT	11/20/23	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$224,929	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-401-010	4605 SUMMER RIDGE DR	09/06/24	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$293,148	\$45,000	4207	4202 ATTACHED CONDO AREA 2	407
4711-04-401-021	4685 SUMMER RIDGE DR	03/29/24	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$263,252	\$45,000	4207	4202 ATTACHED CONDO AREA 2	407
4711-04-401-022	4689 SUMMER RIDGE DR	06/16/23	\$299,000	\$44,850	\$59,800	\$74,750	\$89,700	\$276,331	\$45,000	4207	4202 ATTACHED CONDO AREA 2	407
4711-04-401-041	4684 SUMMER RIDGE DR	11/14/24	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$281,359	\$45,000	4207	4202 ATTACHED CONDO AREA 2	407
4711-34-101-001	5084 KINTYRE LN	05/01/23	\$199,900	\$29,985	\$39,980	\$49,975	\$59,970	\$189,461	\$45,000	4202	4202 ATTACHED CONDO AREA 2	407

Totals:

\$36,645      \$48,860      \$61,075      \$73,291

4202

2025 =      \$45,000      SITE VALUE      2026 =      \$45,000      SITE VALUE

**RESOLD**

4711-04-101-022	4604 WILLOW VIEW CT	02/16/24	\$267,500	\$40,125	\$53,500	\$66,875	\$80,250	\$241,469	\$45,000	4204	4202 ATTACHED CONDO AREA 2	407
4711-04-303-192	4428 ASTER BLVD	08/24/23	\$218,000	\$32,700	\$43,600	\$54,500	\$65,400	\$210,777	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407
4711-04-303-206	769 ABBINGTON CT	05/01/23	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$223,725	\$45,000	4206	4202 ATTACHED CONDO AREA 2	407

**2026 LAND ANALYSIS  
4203 ATTACHED CONDOS  
OAK POINTE / PINE CREEK**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class
4711-28-402-024	4704 PINE EAGLES DR	09/15/23	\$489,900	\$73,485	\$97,980	\$122,475	\$146,970	\$410,567	\$80,000	\$80,000	4213 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-402-034	4665 PINE EAGLES DR	11/14/23	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$371,491	\$80,000	\$80,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-102	4596 GOLF VIEW DR	05/12/23	\$430,000	\$64,500	\$86,000	\$107,500	\$129,000	\$360,828	\$80,000	\$80,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-026	4509 GOLF VIEW DR	04/27/23	\$310,000	\$46,500	\$62,000	\$77,500	\$93,000	\$324,161	\$80,000	\$80,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-049	4467 GOLF VIEW DR	06/28/24	\$440,000	\$66,000	\$88,000	\$110,000	\$132,000	\$352,312	\$80,000	\$80,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-063	4475 GOLF VIEW DR	02/14/25	\$435,000	\$65,250	\$87,000	\$108,750	\$130,500	\$393,047	\$80,000	\$80,000	4215 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-061	7554 WOODWIND CT	10/15/24	\$535,000	\$80,250	\$107,000	\$133,750	\$160,500	\$509,438	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-064	7570 WOODWIND CT	06/27/23	\$505,500	\$75,825	\$101,100	\$126,375	\$151,650	\$498,841	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-065	7575 WOODWIND CT	06/28/23	\$434,000	\$65,100	\$86,800	\$108,500	\$130,200	\$483,077	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-067	7563 WOODWIND CT	01/12/24	\$482,900	\$72,435	\$96,580	\$120,725	\$144,870	\$498,306	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-068	7559 WOODWIND CT	08/30/24	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$508,847	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-081	7608 BROOKDALE CT	02/16/24	\$415,000	\$62,250	\$83,000	\$103,750	\$124,500	\$513,906	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-091	7548 BROOKDALE CT	04/04/24	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$524,040	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-093	7536 BROOKDALE CT	05/03/23	\$510,000	\$76,500	\$102,000	\$127,500	\$153,000	\$533,930	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-36-103-096	7520 BROOKDALE CT	06/07/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$485,294	\$80,000	\$80,000	4200 4203 ATTACHED CONDO OAK P/PINECREEK	407

**Totals:**

**\$67,323      \$89,764      \$112,205      \$134,646      SITE VALUE**

4711-28-403-085	4581 GOLF VIEW DR	05/19/23	\$339,000	\$50,850	\$67,800	\$84,750	\$101,700	\$355,646	\$85,000	\$85,000	4210 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-090	4561 GOLF VIEW DR	01/24/25	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$396,552	\$85,000	\$85,000	4211 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-091	4563 GOLF VIEW DR	12/15/23	\$407,000	\$61,050	\$81,400	\$101,750	\$122,100	\$388,155	\$85,000	\$85,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-093	4549 GOLF VIEW DR	07/21/23	\$505,900	\$75,885	\$101,180	\$126,475	\$151,770	\$422,443	\$85,000	\$85,000	4213 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-097	4535 GOLF VIEW DR	07/25/23	\$374,000	\$56,100	\$74,800	\$93,500	\$112,200	\$386,618	\$85,000	\$85,000	4210 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-048	4465 GOLF VIEW DR	02/20/25	\$445,000	\$66,750	\$89,000	\$111,250	\$133,500	\$364,179	\$85,000	\$85,000	4211 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-051	4458 GOLF VIEW DR	06/16/23	\$486,500	\$72,975	\$97,300	\$121,625	\$145,950	\$438,763	\$85,000	\$85,000	4213 4203 ATTACHED CONDO OAK P/PINECREEK	407

**Totals:**

**\$64,766      \$86,354      \$107,943      \$129,531      WATERVIEW SITE**

4711-28-303-012	4823 FAIRWAYS DR	02/24/25	\$360,000	\$54,000	\$72,000	\$90,000	\$108,000	\$369,142	\$105,000	\$105,000	4216 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-303-028	4963 FAIRWAYS DR	11/29/23	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$386,103	\$105,000	\$105,000	4216 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-402-012	4782 PINE EAGLES DR	05/10/24	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$405,321	\$105,000	\$105,000	4210 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-402-015	4762 PINE EAGLES DR	07/13/23	\$355,000	\$53,250	\$71,000	\$88,750	\$106,500	\$376,874	\$105,000	\$105,000	4211 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-059	4564 GOLF VIEW DR	05/18/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$374,459	\$105,000	\$105,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-062	4556 GOLF VIEW DR	10/16/24	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$418,720	\$105,000	\$105,000	4211 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-064	4552 GOLF VIEW DR	06/19/23	\$477,000	\$71,550	\$95,400	\$119,250	\$143,100	\$425,429	\$105,000	\$105,000	4213 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-403-076	4532 GOLF VIEW DR	02/12/24	\$508,500	\$76,275	\$101,700	\$127,125	\$152,550	\$458,812	\$105,000	\$105,000	4213 4203 ATTACHED CONDO OAK P/PINECREEK	407

**Totals:**

**\$61,603      \$82,138      \$102,672      \$123,206      GOLF COURSE SITE**

4711-28-405-010	4526 GOLF VIEW DR	12/16/24	\$403,500	\$60,525	\$80,700	\$100,875	\$121,050	\$411,253	\$110,000	\$110,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-016	4512 GOLF VIEW DR	04/14/23	\$460,000	\$69,000	\$92,000	\$115,000	\$138,000	\$428,847	\$110,000	\$110,000	4213 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-022	4490 GOLF VIEW DR	09/30/24	\$465,000	\$69,750	\$93,000	\$116,250	\$139,500	\$399,745	\$110,000	\$110,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-029	4514 OAK POINTE DR	10/22/24	\$510,000	\$76,500	\$102,000	\$127,500	\$153,000	\$397,632	\$110,000	\$110,000	4213 4203 ATTACHED CONDO OAK P/PINECREEK	407
4711-28-405-032	4524 OAK POINTE DR	02/27/25	\$480,000	\$72,000	\$96,000	\$120,000	\$144,000	\$460,051	\$110,000	\$110,000	4212 4203 ATTACHED CONDO OAK P/PINECREEK	407

**Totals:**

**\$69,555      \$92,740      \$115,925      \$139,110      POND/GC**

**4203**

2025 =	\$80,000	SITE VALUE	2026 =	\$85,000	SITE VALUE
	\$85,000	WATERVIEW SITE		\$90,000	WATERVIEW SITE
	\$105,000	GOLF COURSE SITE		\$110,000	GOLF COURSE SITE
	\$110,000	POND/GC		\$115,000	POND/GC

**RESOLD**

4711-28-403-090	4561 GOLF VIEW DR	09/06/24	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$389,973	\$85,000	\$85,000	4211 4203 ATTACHED CONDO OAK P/PINECREEK	407
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**2026 LAND ANALYSIS  
4300 LAKE CHEMUNG LAKE FRONT**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class
4711-03-302-002	604 BLACK OAKS TRL	11/21/24	\$1,100,000	\$165,000	\$220,000	\$275,000	\$330,000	\$874,156	\$202,700	69.0	236.0	4309	4300 LAKE CHEMUNG LAKE FRONT	401
4711-09-201-068	821 SUNRISE PARK	06/28/24	\$317,800	\$47,670	\$63,560	\$79,450	\$95,340	\$274,436	\$145,200	44.0	80.0	4302	4300 LAKE CHEMUNG LAKE FRONT	401
4711-10-202-008	1366 ELMHURST DR	09/19/23	\$645,000	\$96,750	\$129,000	\$161,250	\$193,500	\$516,212	\$200,400	68.0	118.0	4307	4300 LAKE CHEMUNG LAKE FRONT	401
4711-10-202-009	1362 ELMHURST DR	08/30/23	\$373,000	\$55,950	\$74,600	\$93,250	\$111,900	\$376,859	\$193,500	65.0	121.0	4307	4300 LAKE CHEMUNG LAKE FRONT	401
4711-11-301-009	1570 S HUGHES RD	12/09/24	\$265,000	\$265,000	\$265,000	\$265,000	\$265,000	\$309,436	\$161,300	51.0	240.0	4309	4300 LAKE CHEMUNG LAKE FRONT	401
4711-11-302-014	1700 S HUGHES RD	09/20/24	\$370,000	\$55,500	\$74,000	\$92,500	\$111,000	\$417,061	\$175,100	57.0	120.0	4309	4300 LAKE CHEMUNG LAKE FRONT	401
4711-11-302-022	1776 S HUGHES RD	11/15/24	\$701,200	\$105,180	\$140,240	\$175,300	\$210,360	\$567,215	\$216,500	75.0	98.0	4309	4300 LAKE CHEMUNG LAKE FRONT	401
4711-11-305-023	6025 E GRAND RIVER	04/22/24	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$438,329	\$251,300	99.0	180.0	4309	4300 LAKE CHEMUNG LAKE FRONT	401

Totals:

\$106,850      \$131,425      \$156,000      \$180,575

LAKE FRONT

AVERAGE FF      40

MEAN      \$2,671      \$3,286      \$3,900      \$4,514  
 MEDIAN      \$2,006      \$2,675      \$3,344      \$4,013

LAKE VIEW

4711-10-301-190	5630 GLEN ECHO	03/01/24	\$359,900	\$53,985	\$71,980	\$89,975	\$107,970	\$338,350	\$152,600	84.0	138.0	4307	4300 LAKE CHEMUNG LAKE FRONT	401
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Totals:

\$53,985      \$71,980      \$89,975      \$107,970

LAKE VIEW

AVERAGE FF      40

MEAN      \$1,350      \$1,800      \$2,249      \$2,699  
 MEDIAN      \$1,350      \$1,800      \$2,249      \$2,699

**4300**

2025 =	\$3,400	LAKEFRONT \$/FF	2026 =	\$4,000	LAKEFRONT \$/FF
	\$2,300	SURPLUS LF \$/FF		\$2,800	SURPLUS LF \$/FF
	\$2,000	CANAL FRONT \$/FF		\$2,100	CANAL FRONT \$/FF
	\$2,100	LAKE VIEW \$/FF		\$2,300	LAKE VIEW \$/FF
	\$1,400	SURPLUS LV \$/FF		\$1,600	SURPLUS LV \$/FF
	\$300	UNBUILDABLE \$/FF		\$300	UNBUILDABLE \$/FF

**2026 LAND ANALYSIS  
4301 LAKE CHEMUNG NON LAKE FRONT**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Land Table	Class
4711-09-201-122	846 SUNRISE PARK	10/02/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$198,924	\$45,000	50.0	100.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-131	924 SUNRISE PARK	06/21/23	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$209,335	\$46,260	52.0	130.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-134	948 SUNRISE PARK	08/04/23	\$200,000	\$30,000	\$40,000	\$50,000	\$60,000	\$180,560	\$45,000	50.0	127.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-136	964 SUNRISE PARK	03/01/24	\$215,000	\$32,250	\$43,000	\$53,750	\$64,500	\$151,705	\$45,000	50.0	124.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-157	1088 SUNRISE PARK	09/10/24	\$195,000	\$29,250	\$39,000	\$48,750	\$58,500	\$167,688	\$45,000	50.0	116.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-241	890 SUNRISE PARK	10/07/24	\$160,400	\$24,060	\$32,080	\$40,100	\$48,120	\$158,749	\$67,050	85.0	125.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-09-201-242	1146 SUNRISE PARK	10/14/24	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$268,903	\$60,737	75.0	87.0	4305	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-201-061	1153 CHEMUNG DR	06/30/23	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$51,300	\$51,300	60.0	153.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	402
4711-10-201-065	1137 CHEMUNG DR	03/14/25	\$343,000	\$51,450	\$68,600	\$85,750	\$102,900	\$241,973	\$51,300	60.0	157.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-201-071	1124 S HUGHES RD	02/03/25	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$410,373	\$110,520	154.0	136.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-201-075	1197 CHEMUNG DR	11/05/24	\$331,500	\$49,725	\$66,300	\$82,875	\$99,450	\$275,818	\$50,040	58.0	148.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-202-004	1382 ELMHURST DR	03/14/25	\$209,000	\$31,350	\$41,800	\$52,250	\$62,700	\$175,001	\$76,500	100.0	80.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-048	5655 E GRAND RIVER AVE	08/31/23	\$105,000	\$15,750	\$21,000	\$26,250	\$31,500	\$132,249	\$45,000	50.0	105.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-075	5965 E GRAND RIVER	06/09/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$216,884	\$45,000	50.0	130.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-156	1530 WESTWOOD DR	06/04/24	\$235,000	\$35,250	\$47,000	\$58,750	\$70,500	\$198,490	\$61,380	76.0	111.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-164	5312 DICKSON ST	07/31/23	\$265,000	\$39,750	\$53,000	\$66,250	\$79,500	\$231,857	\$45,000	50.0	112.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-301-213	5988 GLEN ECHO DR	04/11/24	\$208,500	\$31,275	\$41,700	\$52,125	\$62,550	\$207,013	\$97,290	133.0	127.0	4301	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-042	1673 EDWIN DR	04/30/24	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$266,204	\$82,800	110.0	120.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-056	1676 EDWIN DR	07/14/23	\$276,000	\$41,400	\$55,200	\$69,000	\$82,800	\$255,239	\$84,690	113.0	79.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-064	1637 WESTMORE DR	07/28/23	\$225,000	\$33,750	\$45,000	\$56,250	\$67,500	\$161,748	\$45,000	50.0	150.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-067	1605 S HUGHES RD	01/09/25	\$115,000	\$17,250	\$23,000	\$28,750	\$34,500	\$149,389	\$45,000	50.0	150.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-068	1611 S HUGHES RD	06/28/24	\$230,000	\$34,500	\$46,000	\$57,500	\$69,000	\$185,133	\$45,000	50.0	89.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-11-302-071	1575 S HUGHES RD	06/28/23	\$240,000	\$36,000	\$48,000	\$60,000	\$72,000	\$231,546	\$76,500	100.0	80.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401

VACANT

Totals:

\$36,642    \$47,769    \$58,896    \$70,023

NON LAKE FRONT

AVERAGE FF    50

MEAN    \$733    \$955    \$1,178    \$1,400  
 MEDIAN    \$675    \$900    \$1,125    \$1,350

**SITE VALUE**

4711-03-303-018	830 MAURY PL	07/13/23	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$290,014	\$55,000	120.0	180.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
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Totals:

\$51,000    \$68,000    \$85,000    \$102,000

SITE VALUE

**4301**

2025 =	\$900 NON LAKE FRONT	2026 =	\$950 NON LAKE FRONT
	\$630 SURPLUS NON LK FRONT		\$665 SURPLUS NON LK FRONT
	\$200 DEEDED ACCESS		\$200 DEEDED ACCESS
	\$300 UNBUILDABLE		\$300 UNBUILDABLE
	\$55,000 SITE VALUE		\$60,000 SITE VALUE
	\$5,000 BACK LOTS		\$5,000 BACK LOTS

**RESOLD**

4711-10-201-065	1137 CHEMUNG DR	07/26/24	\$312,000	\$46,800	\$62,400	\$78,000	\$93,600	\$231,253	\$51,300	60.0	157.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
4711-10-202-004	1382 ELMHURST DR	08/13/24	\$122,500	\$18,375	\$24,500	\$30,625	\$36,750	\$163,734	\$76,500	100.0	80.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401

**RESOLD/OUTLIER**

4711-11-302-042	1673 EDWIN DR	01/18/24	\$145,000	\$21,750	\$29,000	\$36,250	\$43,500	\$266,204	\$82,800	110.0	120.0	4300	4301 LAKE CHEMUNG NON LAKE FRONT	401
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**2026 LAND ANALYSIS  
4303 TRI LAKES NON LAKE FRONT**

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**2026 LAND ANALYSIS  
4306 TRI-LAKES LAKE FRONT**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	ECF Area	Liber/Page	Land Table	Class
4711-22-202-021	3390 PINERIDGE LN	07/20/23	\$710,000	\$106,500	\$142,000	\$177,500	\$213,000	\$654,014	\$273,400	62.0	350.0	4306	2023R-013854	4306 TRI LAKES LAKE FRONT	401
4711-22-302-184	4268 HIGHCREST DR	06/27/23	\$730,000	\$109,500	\$146,000	\$182,500	\$219,000	\$755,138	\$238,200	51.0	219.0	4306	2023R-012499	4306 TRI LAKES LAKE FRONT	401
4711-22-302-188	4300 HIGHCREST DR	11/22/23	\$700,000	\$105,000	\$140,000	\$175,000	\$210,000	\$730,787	\$235,000	50.0	400.0	4306	2023R-021878	4306 TRI LAKES LAKE FRONT	401
4711-27-100-037	5140 WILLOW GROVE LN	12/20/24	\$1,345,000	\$201,750	\$269,000	\$336,250	\$403,500	\$1,246,479	\$250,650	53.0	82.0	4306	2024R-023823	4306 TRI LAKES LAKE FRONT	401
4711-27-103-063	4390 SKUSA DR	10/22/24	\$1,415,000	\$212,250	\$283,000	\$353,750	\$424,500	\$1,034,756	\$299,000	70.0	105.0	4306	2024R-019326	4306 TRI LAKES LAKE FRONT	401
4711-28-100-027	4489 OAK POINTE DR	10/21/24	\$2,400,000	\$360,000	\$480,000	\$600,000	\$720,000	\$1,698,804	\$639,320	165.0	255.0	4014	2024R-019408	4306 TRI LAKES LAKE FRONT	401

**Totals:**  
**\$182,500    \$243,333    \$304,167    \$365,000**

4306

**AVERAGE FF**

**50**

**MEAN    \$3,650    \$4,867    \$6,083    \$7,300**  
**MEDIAN    \$3,113    \$4,150    \$5,188    \$6,225**

**2025 =**

**\$4,700 LAKE FRONT**  
**\$3,200 SURPLUS LF**  
**\$125 UNBUILDABLE**  
**\$135,000 ISLAND PARCEL**  
**\$1,500 LAKE VIEW**  
**TRI-LAKES ACREAGE TABLE SEE 4501**

**2026 =**

**\$5,000 LAKE FRONT/ FF**  
**\$3,500 SURPLUS LF/ FF**  
**\$125 UNBUILDABLE/ FF**  
**\$140,000 ISLAND PARCEL SITE VALUE**  
**\$1,600 LAKE VIEW/ FF**  
**TRI-LAKES ACREAGE TABLE SEE 4501**

**BOUGHT AS V/L**

4711-22-302-054	3900 HIGHCREST DR	06/21/23	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$311,800	\$311,800	74.0	160.0	4306	2023R-011874	4306 TRI LAKES LAKE FRONT	401	15K FOR DEMO
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**2026 LAND ANALYSIS  
4400 OAK POINTE MARINA**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Land Table	Class
4711-28-406-002	MARINA	11/09/23	\$50,000	\$50,000	\$13,000	26.00	\$48,000	\$50,000	\$48,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-004	MARINA	11/15/23	\$50,000	\$50,000	\$13,000	26.00	\$48,000	\$50,000	\$48,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-004	MARINA	06/17/24	\$55,000	\$55,000	\$15,000	27.27	\$50,000	\$55,000	\$50,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-006	MARINA	03/12/24	\$60,000	\$60,000	\$13,000	21.67	\$48,000	\$60,000	\$48,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-016	MARINA	08/15/23	\$60,000	\$60,000	\$13,000	21.67	\$48,000	\$60,000	\$48,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-022	MARINA	03/18/25	\$55,000	\$55,000	\$15,000	27.27	\$50,000	\$55,000	\$50,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-029	MARINA	03/31/24	\$50,000	\$50,000	\$13,000	26.00	\$50,000	\$50,000	\$50,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-030	MARINA	01/06/25	\$60,000	\$60,000	\$15,000	25.00	\$50,000	\$60,000	\$50,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-044	MARINA	07/15/24	\$52,500	\$52,500	\$15,000	28.57	\$50,000	\$52,500	\$50,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-045	MARINA	03/19/25	\$50,000	\$50,000	\$15,000	30.00	\$50,000	\$50,000	\$50,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-050	MARINA	02/29/24	\$70,000	\$70,000	\$13,000	18.57	\$48,000	\$70,000	\$48,000	4400	4400 OAK POINTE MARINAS	402

**Totals:**

**\$55,682**

**4400**

**2025 = \$50,000 SITE VALUE**

**2026 = \$60,000 SITE VALUE**

**OUTLIER**

4711-28-406-043	MARINA	07/31/23	\$20,000	\$20,000	\$13,000	65.00	\$48,000	\$20,000	\$48,000	4400	4400 OAK POINTE MARINAS	402
4711-28-406-056	MARINA	01/17/24	\$18,000	\$18,000	\$13,000	72.22	\$48,000	\$18,000	\$48,000	4400	4400 OAK POINTE MARINAS	402

**2026 LAND ANALYSIS  
4403 RED OAKS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class	
4711-03-401-029	693 RED OAKS DR	12/17/24	\$170,000	\$25,500	\$34,000	\$42,500	\$51,000	\$177,367	\$30,000	4403	4403 RED OAKS	401	
4711-03-401-051	692 RED OAKS DR	05/26/23	\$78,000	\$78,000	\$78,000	\$78,000	\$78,000	\$36,221	\$30,000	4402	4403 RED OAKS	401	VACANT
4711-03-402-082	515 CHEYENNE TRL	07/03/24	\$165,000	\$24,750	\$33,000	\$41,250	\$49,500	\$95,932	\$30,000	4403	4403 RED OAKS	401	
4711-03-402-098	5757 COMANCHE LN	07/21/23	\$135,000	\$20,250	\$27,000	\$33,750	\$40,500	\$122,619	\$30,000	4402	4403 RED OAKS	401	
4711-03-402-100	5725 COMANCHE LN	03/05/24	\$148,250	\$22,238	\$29,650	\$37,063	\$44,475	\$124,983	\$30,000	4403	4403 RED OAKS	401	
4711-03-402-102	490 CHEYENNE TRL	01/29/25	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$30,000	\$30,000	4403	4403 RED OAKS	402	VACANT
4711-03-402-128	5836 IROQUOIS DR	11/10/23	\$201,000	\$30,150	\$40,200	\$50,250	\$60,300	\$113,694	\$30,000	4403	4403 RED OAKS	401	
4711-03-402-171	410 CHEYENNE TRL	11/30/23	\$115,000	\$17,250	\$23,000	\$28,750	\$34,500	\$81,771	\$30,000	4403	4403 RED OAKS	401	
4711-03-403-194	375 CHEYENNE TRL	09/16/24	\$160,000	\$24,000	\$32,000	\$40,000	\$48,000	\$134,587	\$30,000	4403	4403 RED OAKS	401	
4711-03-405-236	724 MENOMINEE DR	08/29/23	\$325,000	\$48,750	\$65,000	\$81,250	\$97,500	\$306,456	\$30,000	4403	4403 RED OAKS	401	
4711-03-405-239	640 MENOMINEE DR	03/01/24	\$120,000	\$18,000	\$24,000	\$30,000	\$36,000	\$68,105	\$30,000	4403	4403 RED OAKS	401	
4711-10-203-018	926 RED OAKS DR	09/01/23	\$125,000	\$18,750	\$25,000	\$31,250	\$37,500	\$100,341	\$30,000	4403	4403 RED OAKS	401	
4711-10-203-027	727 RED OAKS DR	06/02/23	\$61,000	\$61,000	\$61,000	\$61,000	\$61,000	\$101,675	\$30,000	4402	4403 RED OAKS	401	BOUGHT AS V/L DEMOED HOUSE

**Totals:**

**\$32,972      \$39,373      \$45,774      \$52,175      STANDARD SITE VALUE**

**FRONT OF SUB/ HUGHES RD SITE VALUE**

4711-10-203-007	1060 APPLE BLOSSOM DR	08/02/24	\$135,000	\$20,250	\$27,000	\$33,750	\$40,500	\$141,471	\$45,000	4403	4403 RED OAKS	401
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**Totals:**

**\$20,250      \$27,000      \$33,750      \$40,500      FRONT OF SUB/ HUGHES RD SITE VALUE**

**4403**

**2025 =      \$30,000 STANDARD SITE VALUE      2026 =      \$35,000 STANDARD SITE VALUE**  
**\$45,000 FRONT OF SUB/ HUGHES RD      \$45,000 FRONT OF SUB/ HUGHES RD**

**RESOLD**

4711-03-403-194	375 CHEYENNE TRL	09/16/24	\$130,000	\$19,500	\$26,000	\$32,500	\$39,000	\$134,587	\$30,000	4403	4403 RED OAKS	401
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**OUTLIER**

4711-03-402-073	5839 CHIPPEWA DR	05/17/24	\$50,000	\$7,500	\$10,000	\$12,500	\$15,000	\$115,019	\$30,000	4403	4403 RED OAKS	401
4711-03-402-106	5689 CHIPPEWA DR	10/25/24	\$45,000	\$6,750	\$9,000	\$11,250	\$13,500	\$86,782	\$30,000	4403	4403 RED OAKS	401
4711-03-404-219	5786 AZTEC LN	07/06/23	\$60,000	\$9,000	\$12,000	\$15,000	\$18,000	\$104,664	\$30,000	4403	4403 RED OAKS	401

**2026 LAND ANALYSIS  
4404 SUBURBAN MOBILE HOMES**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	ECF Area	Land Table	Class	
4711-12-401-033	1625 SKYVIEW DR	05/05/23	\$60,000	\$9,000	\$12,000	\$15,000	\$18,000	\$59,515	\$20,000	4404	4404 SUBURBAN MOBILE HOME ESTATES	401	
4711-12-401-037	1719 SKYVIEW DR	07/11/24	\$128,000	\$19,200	\$25,600	\$32,000	\$38,400	\$88,447	\$20,000	4404	4404 SUBURBAN MOBILE HOME ESTATES	401	
4711-12-401-050	1604 GREENMEADOWS DR	09/27/23	\$175,000	\$26,250	\$35,000	\$43,750	\$52,500	\$174,846	\$20,000	4404	4404 SUBURBAN MOBILE HOME ESTATES	401	
<b>Totals:</b>				\$18,150	\$24,200	\$30,250	\$36,300				STANDARD SITE		
<b>LAKE VIEW SITE</b>													
4711-12-401-003	1730 SANDY SHORE	08/02/24	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$71,918	\$25,000	4404	4404 SUBURBAN MOBILE HOME ESTATES	401	BOUGHT AS V/L DEMOED HOUSE
<b>Totals:</b>				\$15,000	\$15,000	\$15,000	\$15,000				LAKE VIEW SITE		

4404

2025 =	\$20,000	STANDARD SITE VALUE	2026 =	\$20,000	STANDARD SITE VALUE
	\$3,000	SECOND LOT SITE VALUE		\$3,000	SECOND LOT SITE VALUE
	\$3,000	THIRD LOT SITE VALUE		\$3,000	THIRD LOT SITE VALUE
	\$25,000	LAKEVIEW SITE VALUE		\$25,000	LAKEVIEW SITE VALUE

**2026 LAND ANALYSIS  
METES BOUNDS VACANT SALES ONLY  
4500 HOWELL, 4501 BRIGHTON, 4502 HARTLAND, 4503 PINCKNEY**

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Appraisal	Est. Land Value	Total Acres	ECF Area	Land Table	Class
4711-29-200-021	3800 E COON LAKE	02/14/24	\$35,000	\$44,330	\$44,330	0.68	4500	4500 (47070) HOWELL M & B	402
<b>Totals:</b>			<b>\$35,000</b>	<b>SQUARE FOOTAGE</b>					
4711-09-400-002	4633 SWEET RD	06/07/24	\$110,000	\$65,000	\$65,000	1.00	4500	4500 (47070) HOWELL M & B	402
4711-09-400-003	SWEET RD	07/29/24	\$97,500	\$65,000	\$65,000	1.00	4500	4500 (47070) HOWELL M & B	402
<b>Totals:</b>			<b>\$103,750</b>	<b>1 ACRE</b>					
4711-16-400-045	CROOKED LAKE RD	06/07/23	\$50,000	\$75,100	\$75,100	2.01	4500	4500 (47070) HOWELL M & B	402
4711-20-200-036	MISTY MEADOW	10/29/24	\$92,500	\$79,400	\$79,400	2.44	4500	4500 (47070) HOWELL M & B	402
<b>Totals:</b>			<b>\$71,250</b>	<b>2 ACRES</b>					
4711-20-200-034	MISTY MEADOW	11/22/24	\$92,500	\$83,600	\$83,600	2.68	4500	4500 (47070) HOWELL M & B	402
<b>Totals:</b>			<b>\$92,500</b>	<b>2.5 ACRES</b>					
4711-34-200-005	5100 MYSTIC LAKE DR	01/17/24	\$250,000	\$92,360	\$92,360	3.24	4501	4501 (47010) BRIGHTON M & B	402
<b>Totals:</b>			<b>\$250,000</b>	<b>3 ACRES</b>					
4711-20-200-033	MISTY MEADOW	06/17/24	\$145,000	\$114,400	\$114,400	4.72	4500	4500 (47070) HOWELL M & B	402
<b>Totals:</b>			<b>\$145,000</b>	<b>4 ACRES</b>					
4711-29-300-030	VACANT	11/07/24	\$120,000	\$120,000	\$120,000	5.00	4500	4500 (47070) HOWELL M & B	402
4711-29-400-030	3716 E COON LAKE	06/05/24	\$205,000	\$126,019	\$120,040	5.00	4500	4500 (47070) HOWELL M & B	401
4711-11-400-025	VACANT	05/24/23	\$150,000	\$128,198	\$120,600	5.06	4500	4500 (47070) HOWELL M & B	401
4711-20-200-031	MISTY MEADOW	10/18/24	\$103,000	\$124,700	\$124,700	5.47	4500	4500 (47070) HOWELL M & B	402
<b>Totals:</b>			<b>\$144,500</b>	<b>5 ACRES</b>					
4711-24-100-010	HERBST RD	07/29/24	\$100,000	\$175,810	\$175,810	10.09	4501	4501 (47010) BRIGHTON M & B	402
<b>Totals:</b>			<b>\$100,000</b>	<b>10 ACRES</b>					
4711-35-300-010		07/24/24	\$500,000	\$359,320	\$359,320	28.12	4501	4501 (47010) BRIGHTON M & B	402
<b>Totals:</b>			<b>\$500,000</b>	<b>20 - 30 ACRES</b>					
<b>RESOLD</b>									
4711-29-200-021	3800 E COON LAKE	06/02/23	\$25,000	\$44,330	\$44,330	0.68	4500	4500 (47070) HOWELL M & B	402

**2026 LAND ANALYSIS**  
**4500 HOWELL, 4501 BRIGHTON, 4502 HARTLAND, 4503 PINCKNEY**  
**METES AND BOUNDS**

Parcel Number	Street Address	Sale Date	Sale Price	15%	20%	25%	30%	Cur. Appraisal	Est. Land Value	Total Acres	ECF Area	Land Table	Class
4711-06-200-028	95 CHILSON RD	03/21/25	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$238,373	\$50,000	0.46	4500	4500 (47070) HOWELL M & 401	
4711-03-200-003	5600 GOLF CLUB RD	11/21/24	\$281,500	\$42,225	\$56,300	\$70,375	\$84,450	\$224,297	\$55,000	0.60	4502	4502 (47060) HARTLAND N 401	
4711-13-300-053	7401 HERBST RD	03/14/24	\$327,000	\$49,050	\$65,400	\$81,750	\$98,100	\$262,681	\$55,000	0.63	4501	4501 (47010) BRIGHTON M 401	
4711-29-200-021	3800 E COON LAKE	02/14/24	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$44,330	\$44,330	0.68	4500	4500 (47070) HOWELL M & 402	VACANT
<b>Totals:</b>				<b>\$42,631</b>	<b>\$53,925</b>	<b>\$65,219</b>	<b>\$76,513</b>					<b>SQUARE FOOT</b>	
4711-21-300-021	4010 SEIM RD	04/28/23	\$275,000	\$41,250	\$55,000	\$68,750	\$82,500	\$268,116	\$59,150	0.91	4500	4500 (47070) HOWELL M & 401	
4711-06-100-009	344 CHILSON RD	11/09/23	\$340,000	\$51,000	\$68,000	\$85,000	\$102,000	\$308,294	\$62,400	0.96	4500	4500 (47070) HOWELL M & 401	
4711-13-200-002	2550 S HACKER RD	04/09/24	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$281,035	\$65,000	1.00	4500	4500 (47070) HOWELL M & 401	
4711-16-400-031	2935 SPRING HILL DR	06/05/24	\$255,000	\$38,250	\$51,000	\$63,750	\$76,500	\$227,589	\$65,000	1.00	4500	4500 (47070) HOWELL M & 401	
4711-20-400-005	3860 S LATSON RD	12/17/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$240,187	\$65,000	1.00	4500	4500 (47070) HOWELL M & 401	
4711-26-300-020	6399 BRIGHTON RD	12/01/23	\$380,500	\$57,075	\$76,100	\$95,125	\$114,150	\$339,735	\$65,000	1.00	4501	4501 (47010) BRIGHTON M 401	
4711-35-200-006	6790 BRIGHTON RD	12/30/24	\$331,350	\$49,703	\$66,270	\$82,838	\$99,405	\$316,691	\$65,000	1.00	4501	4501 (47010) BRIGHTON M 401	
4711-07-400-025	1544 CHILSON RD	03/17/25	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$225,266	\$67,500	1.25	4500	4500 (47070) HOWELL M & 401	
4711-12-400-020	1452 S HACKER RD	12/21/23	\$549,000	\$82,350	\$109,800	\$137,250	\$164,700	\$452,687	\$67,960	1.30	4500	4500 (47070) HOWELL M & 401	
4711-03-100-038	249 S HUGHES RD	02/15/24	\$295,000	\$44,250	\$59,000	\$73,750	\$88,500	\$289,026	\$68,100	1.31	4500	4500 (47070) HOWELL M & 401	
4711-33-100-013	5107 KING RD	10/29/24	\$385,000	\$57,750	\$77,000	\$96,250	\$115,500	\$292,347	\$68,500	1.35	4501	4501 (47010) BRIGHTON M 401	
4711-33-200-032	4674 BRIGHTON RD	10/04/24	\$704,040	\$105,606	\$140,808	\$176,010	\$211,212	\$728,306	\$68,600	1.36	4501	4501 (47010) BRIGHTON M 401	PART CONT
4711-07-300-013	2349 FISK RD	02/02/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$303,829	\$68,800	1.38	4500	4500 (47070) HOWELL M & 401	
<b>Totals:</b>				<b>\$53,826</b>	<b>\$71,768</b>	<b>\$89,709</b>	<b>\$107,651</b>			<b>\$70,000</b>		<b>1 ACRE</b>	
4711-09-400-002	4633 SWEET RD	06/07/24	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$65,000	\$65,000	1.00	4500	4500 (47070) HOWELL M & 402	VACANT WATER VIEW
4711-09-400-003	SWEET RD	07/29/24	\$97,500	\$97,500	\$97,500	\$97,500	\$97,500	\$65,000	\$65,000	1.00	4500	4500 (47070) HOWELL M & 402	VACANT WATER VIEW
<b>Totals:</b>				<b>\$103,750</b>	<b>\$103,750</b>	<b>\$103,750</b>	<b>\$103,750</b>			<b>\$105,000</b>		<b>1 ACRE WATER VIEW</b>	
4711-03-100-009	5444 GOLF CLUB RD	06/20/23	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$230,868	\$70,000	1.50	4500	4500 (47070) HOWELL M & 401	
4711-34-200-010	5804 BRIGHTON RD	08/16/24	\$521,000	\$78,150	\$104,200	\$130,250	\$156,300	\$426,916	\$70,100	1.51	4501	4501 (47010) BRIGHTON M 401	
4711-13-300-030	2900 OAK LANE TRL	06/06/24	\$499,900	\$74,985	\$99,980	\$124,975	\$149,970	\$449,999	\$70,800	1.58	4501	4501 (47010) BRIGHTON M 401	
4711-29-400-036	3580 E COON LAKE	05/02/24	\$464,500	\$69,675	\$92,900	\$116,125	\$139,350	\$345,129	\$71,000	1.60	4500	4500 (47070) HOWELL M & 401	
4711-33-200-033	4670 BRIGHTON RD	05/23/24	\$881,450	\$132,218	\$176,290	\$220,363	\$264,435	\$71,300	\$71,300	1.63	4501	4501 (47010) BRIGHTON M 401	PART CONT
4711-01-200-003	274 S HACKER RD	10/26/23	\$291,400	\$43,710	\$58,280	\$72,850	\$87,420	\$325,407	\$72,300	1.73	4502	4502 (47060) HARTLAND N 401	
4711-01-400-006	780 S HACKER RD	05/10/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$424,789	\$74,000	1.90	4502	4502 (47060) HARTLAND N 401	
4711-19-301-010	2318 PARDEE RD	11/29/23	\$280,000	\$42,000	\$56,000	\$70,000	\$84,000	\$277,254	\$74,100	1.91	4500	4500 (47070) HOWELL M & 401	
<b>Totals:</b>				<b>\$67,092</b>	<b>\$89,456</b>	<b>\$111,820</b>	<b>\$134,184</b>			<b>\$75,000</b>		<b>1.5 ACRES</b>	

**2026 LAND ANALYSIS**  
**4500 HOWELL, 4501 BRIGHTON, 4502 HARTLAND, 4503 PINCKNEY**

**METES AND BOUNDS**

4711-03-200-016	5656 GOLF CLUB RD	06/23/23	\$497,000	\$74,550	\$99,400	\$124,250	\$149,100	\$571,528	\$53,850	2.00	4502 4502 (47060) HARTLAND N 401
4711-11-400-028	1930 S KELLOGG RD	08/15/24	\$625,000	\$93,750	\$125,000	\$156,250	\$187,500	\$603,121	\$75,000	2.00	4500 4500 (47070) HOWELL M & 401
4711-26-300-047	4851 BRIGHTON OAKS TRL	09/20/24	\$609,000	\$91,350	\$121,800	\$152,250	\$182,700	\$473,357	\$75,000	2.00	4501 4501 (47010) BRIGHTON M 401
4711-32-200-035	5153 RICHARDSON RD	09/06/23	\$492,000	\$73,800	\$98,400	\$123,000	\$147,600	\$393,733	\$75,000	2.00	4500 4500 (47070) HOWELL M & 401
4711-32-100-014	5400 RICHARDSON RD	06/17/24	\$429,000	\$64,350	\$85,800	\$107,250	\$128,700	\$493,577	\$75,600	2.06	4500 4500 (47070) HOWELL M & 401
4711-14-300-012	2511 LITTLE SUNSET TRL	02/26/24	\$317,000	\$47,550	\$63,400	\$79,250	\$95,100	\$325,244	\$76,800	2.18	4501 4501 (47010) BRIGHTON M 401
4711-20-200-036	MISTY MEADOW	10/29/24	\$92,500	\$92,500	\$92,500	\$92,500	\$92,500	\$79,400	\$79,400	2.44	4500 4500 (47070) HOWELL M & 402 VACANT
4711-24-200-045	2447 SPRING GROVE DR	10/06/23	\$545,000	\$81,750	\$109,000	\$136,250	\$163,500	\$550,232	\$79,600	2.46	4501 4501 (47010) BRIGHTON M 401

**Totals:**

**\$77,450      \$99,413      \$121,375      \$143,338      \$80,000      2 ACRES**

4711-31-100-002	2488 BRIGHTON RD	01/28/25	\$345,000	\$51,750	\$69,000	\$86,250	\$103,500	\$323,464	\$80,000	2.50	4500 4500 (47070) HOWELL M & 401
4711-18-400-009	2833 ACORN LN	06/07/24	\$472,000	\$70,800	\$94,400	\$118,000	\$141,600	\$431,437	\$80,200	2.51	4500 4500 (47070) HOWELL M & 401
4711-01-200-067	7534 GOLF CLUB RD	11/01/24	\$250,000	\$37,500	\$50,000	\$62,500	\$75,000	\$249,519	\$82,800	2.64	4502 4502 (47060) HARTLAND N 401
4711-01-400-038	730 DEADWOOD	07/21/23	\$425,000	\$63,750	\$85,000	\$106,250	\$127,500	\$481,128	\$67,219	2.66	4502 4502 (47060) HARTLAND N 401
4711-20-200-034	MISTY MEADOW	11/22/24	\$92,500	\$92,500	\$92,500	\$92,500	\$92,500	\$83,600	\$83,600	2.68	4500 4500 (47070) HOWELL M & 402 VACANT
4711-18-400-008	2777 ACORN LANE	06/09/23	\$350,000	\$52,500	\$70,000	\$87,500	\$105,000	\$367,761	\$85,400	2.77	4500 4500 (47070) HOWELL M & 401

**Totals:**

**\$61,467      \$76,817      \$92,167      \$107,517      \$85,000      2.5 ACRES**

4711-32-200-012	3558 BRIGHTON RD	03/14/25	\$475,000	\$71,250	\$95,000	\$118,750	\$142,500	\$449,828	\$90,000	3.00	4500 4500 (47070) HOWELL M & 401
4711-26-300-037	4785 BRIGHTON OAKS TRL	08/14/24	\$750,000	\$112,500	\$150,000	\$187,500	\$225,000	\$828,448	\$222,570	3.30	4501 4501 (47010) BRIGHTON M 401
4711-33-400-011	5899 CHILSON RD	01/31/25	\$689,900	\$103,485	\$137,980	\$172,475	\$206,970	\$726,136	\$93,000	3.30	4503 4503 (47080) PINCKNEY M 401
4711-35-300-012	6297 WAGON DR	06/09/23	\$925,000	\$138,750	\$185,000	\$231,250	\$277,500	\$870,085	\$93,300	3.33	4501 4501 (47010) BRIGHTON M 401
4711-16-100-016	4130 SWEET RD	01/09/24	\$413,402	\$62,010	\$82,680	\$103,351	\$124,021	\$352,719	\$97,800	3.78	4500 4500 (47070) HOWELL M & 401

**Totals:**

**\$97,599      \$130,132      \$162,665      \$195,198      \$115,000      3 ACRES**

4711-20-200-012	3322 S LATSON RD	12/05/23	\$271,000	\$40,650	\$54,200	\$67,750	\$81,300	\$335,365	\$102,800	4.14	4500 4500 (47070) HOWELL M & 401
4711-32-200-039	5234 KING RD	06/14/24	\$670,000	\$100,500	\$134,000	\$167,500	\$201,000	\$548,950	\$75,399	4.20	4500 4500 (47070) HOWELL M & 401
4711-20-200-017	3350 S LATSON RD	10/22/24	\$535,000	\$80,250	\$107,000	\$133,750	\$160,500	\$622,111	\$104,000	4.20	4500 4500 (47070) HOWELL M & 401
4711-16-400-022	2786 FISHBECK RD	11/06/23	\$590,000	\$88,500	\$118,000	\$147,500	\$177,000	\$567,562	\$111,200	4.56	4500 4500 (47070) HOWELL M & 401
4711-20-200-033	MISTY MEADOW	06/17/24	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$114,400	\$114,400	4.72	4500 4500 (47070) HOWELL M & 402 VACANT
4711-36-300-009	5981 BAUER RD	12/07/23	\$950,000	\$142,500	\$190,000	\$237,500	\$285,000	\$966,682	\$114,800	4.74	4501 4501 (47010) BRIGHTON M 401

**Totals:**

**\$99,567      \$124,700      \$149,833      \$174,967      \$125,000      4 ACRES**

4711-16-100-003	4260 SWEET RD	03/07/24	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$348,909	\$120,000	5.00	4500 4500 (47070) HOWELL M & 401
4711-17-400-002	2620 S LATSON RD	05/25/23	\$440,000	\$66,000	\$88,000	\$110,000	\$132,000	\$422,067	\$120,000	5.00	4500 4500 (47070) HOWELL M & 401
4711-20-300-005	3707 WESTPHAL RD	11/29/23	\$570,000	\$85,500	\$114,000	\$142,500	\$171,000	\$662,092	\$120,000	5.00	4500 4500 (47070) HOWELL M & 401
4711-29-300-030	VACANT	11/07/24	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	5.00	4500 4500 (47070) HOWELL M & 402 VACANT
4711-32-400-016	5843 RICHARDSON RD	12/20/23	\$500,000	\$75,000	\$100,000	\$125,000	\$150,000	\$435,638	\$120,000	5.00	4503 4503 (47080) PINCKNEY M 401
4711-33-300-018	4177 RICHMAN FARMS DR	07/05/23	\$805,000	\$120,750	\$161,000	\$201,250	\$241,500	\$804,777	\$120,000	5.00	4503 4503 (47080) PINCKNEY M 401
4711-29-400-030	3716 E COON LAKE	06/05/24	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$126,019	\$120,040	5.00	4500 4500 (47070) HOWELL M & 401 VACANT
4711-19-300-013	3838 KIPLING CIR	01/08/24	\$845,000	\$126,750	\$169,000	\$211,250	\$253,500	\$863,759	\$120,200	5.02	4500 4500 (47070) HOWELL M & 401
4711-17-300-022	3101 CROOKED LAKE RD	05/27/23	\$650,000	\$97,500	\$130,000	\$162,500	\$195,000	\$704,820	\$120,300	5.03	4500 4500 (47070) HOWELL M & 401
4711-17-300-022	3101 CROOKED LAKE RD	06/14/23	\$650,000	\$97,500	\$130,000	\$162,500	\$195,000	\$704,820	\$120,300	5.03	4500 4500 (47070) HOWELL M & 401
4711-17-300-018	2768 CHILSON RD	09/20/24	\$907,500	\$136,125	\$181,500	\$226,875	\$272,250	\$1,268,985	\$120,500	5.05	4500 4500 (47070) HOWELL M & 401
4711-11-400-025	VACANT	05/24/23	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$128,198	\$120,600	5.06	4500 4500 (47070) HOWELL M & 401 VACANT
4711-20-200-031	MISTY MEADOW	10/18/24	\$103,000	\$103,000	\$103,000	\$103,000	\$103,000	\$124,700	\$124,700	5.47	4500 4500 (47070) HOWELL M & 402 VACANT

**Totals:**

**\$110,779      \$132,885      \$154,990      \$177,096      \$135,000      5 ACRES**

**2026 LAND ANALYSIS**  
**4500 HOWELL, 4501 BRIGHTON, 4502 HARTLAND, 4503 PINCKNEY**

**METES AND BOUNDS**

4711-23-200-014	6740 HERBST RD	06/11/24	\$645,000	\$96,750	\$129,000	\$161,250	\$193,500	\$743,968	\$132,200	6.22	4501 4501 (47010) BRIGHTON M 401
4711-31-200-024	5115 BRADY RD	05/31/23	\$400,000	\$60,000	\$80,000	\$100,000	\$120,000	\$466,742	\$141,867	7.16	4500 4500 (47070) HOWELL M & 401
4711-31-400-006	2829 E SCHAFFER RD	09/27/24	\$410,000	\$61,500	\$82,000	\$102,500	\$123,000	\$387,357	\$148,867	7.76	4503 4503 (47080) PINCKNEY M 401
4711-07-200-030	2889 BECK RD	01/09/25	\$380,000	\$57,000	\$76,000	\$95,000	\$114,000	\$416,671	\$150,383	7.89	4500 4500 (47070) HOWELL M & 401

ESTATE

Totals:

\$68,813      \$91,750      \$114,688      \$137,625      \$140,000      6 - 10 ACRES

4711-16-100-006	2455 S LATSON RD	06/26/24	\$311,250	\$311,250	\$311,250	\$311,250	\$311,250	\$382,798	\$175,000	10.00	4500 4500 (47070) HOWELL M & 402
4711-16-300-006	4141 CROOKED LAKE RD	12/23/24	\$550,000	\$82,500	\$110,000	\$137,500	\$165,000	\$519,448	\$175,000	10.00	4500 4500 (47070) HOWELL M & 401
4711-17-200-001	2482 S LATSON RD	10/03/24	\$850,000	\$127,500	\$170,000	\$212,500	\$255,000	\$939,896	\$155,071	10.00	4500 4500 (47070) HOWELL M & 401
4711-21-300-014	4460 SEIM	02/28/25	\$850,000	\$127,500	\$170,000	\$212,500	\$255,000	\$741,543	\$175,000	10.00	4500 4500 (47070) HOWELL M & 401

VACANT

Totals:

\$162,188      \$190,313      \$218,438      \$246,563      \$200,000      10 ACRES

4711-28-300-006	4433 BRIGHTON RD	01/15/25	\$300,000	\$45,000	\$60,000	\$75,000	\$90,000	\$245,820	\$118,159	13.50	4501 4501 (47010) BRIGHTON M 401
4711-02-100-005	6152 GOLF CLUB RD	02/26/25	\$540,000	\$81,000	\$108,000	\$135,000	\$162,000	\$568,612	\$252,780	17.98	4502 4502 (47060) HARTLAND N 401

Totals:

\$63,000      \$84,000      \$105,000      \$126,000      \$230,000      11 - 20 ACRES

4711-35-300-010		07/24/24	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$359,320	\$359,320	28.12	4501 4501 (47010) BRIGHTON M 402
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VACANT

Totals:

\$500,000      \$500,000      \$500,000      \$500,000      \$300,000      20 - 30 ACRES

4711-35-200-021	5280 BAUER RD	06/29/23	\$2,700,000	\$405,000	\$540,000	\$675,000	\$810,000	\$2,564,230	\$456,000	38.00	4501 4501 (47010) BRIGHTON M 401
4711-11-400-003	1600 S KELLOGG RD	07/12/23	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$465,500	\$465,500	39.00	4500 4500 (47070) HOWELL M & 402

VACANT

Totals:

\$302,500      \$370,000      \$437,500      \$505,000      \$485,000      30 - 40 ACRES

**WETLAND**

4711-03-200-013	5920 GOLF CLUB RD	02/10/25	\$290,000	\$43,500	\$58,000	\$72,500	\$87,000	\$315,479	\$100,249	7.84	4502 4502 (47060) HARTLAND N 401
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WETLAND

Totals:

\$43,500      \$58,000      \$72,500      \$87,000

4500, 4501, 4502, 4503

	ACREAGE		\$/ACRE	WETLAND	\$/ACRE		ACREAGE		\$/ACRE	WETLAND	\$/ACRE
2025 =	1	\$65,000	\$65,000	\$14,000	\$14,000	2026 =	1	\$70,000	\$70,000	\$14,000	\$14,000
	1.5	\$70,000	\$46,667	\$20,000	\$13,333		1.5	\$75,000	\$50,000	\$20,000	\$13,333
	2	\$75,000	\$37,500	\$25,000	\$12,500		2	\$80,000	\$40,000	\$25,000	\$12,500
	2.5	\$80,000	\$32,000	\$30,000	\$12,000		2.5	\$85,000	\$34,000	\$30,000	\$12,000
	3	\$90,000	\$30,000	\$35,000	\$11,667		3	\$100,000	\$33,333	\$35,000	\$11,667
	4	\$100,000	\$25,000	\$45,000	\$11,250		4	\$125,000	\$31,250	\$45,000	\$11,250
	5	\$120,000	\$24,000	\$55,000	\$11,000		5	\$135,000	\$27,000	\$55,000	\$11,000
	7	\$140,000	\$20,000	\$76,000	\$10,857		7	\$145,000	\$20,714	\$76,000	\$10,857
	10	\$175,000	\$17,500	\$102,000	\$10,200		10	\$200,000	\$20,000	\$102,000	\$10,200
	15	\$220,000	\$14,667	\$142,000	\$9,467		15	\$230,000	\$15,333	\$142,000	\$9,467
	20	\$275,000	\$13,750	\$172,000	\$8,600		20	\$300,000	\$15,000	\$172,000	\$8,600
	25	\$325,000	\$13,000	\$192,000	\$7,680		25	\$330,000	\$13,200	\$192,000	\$7,680
	30	\$380,000	\$12,667	\$202,000	\$6,733		30	\$390,000	\$13,000	\$202,000	\$6,733
	40	\$475,000	\$11,875	\$232,000	\$5,800		40	\$485,000	\$12,125	\$232,000	\$5,800
	50	\$590,000	\$11,800	\$242,000	\$4,840		50	\$600,000	\$12,000	\$242,000	\$4,840
	100	\$1,125,000	\$11,250	\$392,000	\$3,920		100	\$1,130,000	\$11,300	\$392,000	\$3,920

**2026 LAND ANALYSIS**  
**4500 HOWELL, 4501 BRIGHTON, 4502 HARTLAND, 4503 PINCKNEY**  
**METES AND BOUNDS**

**SQUARE FOOTAGE**

2025 =	10,000	\$47,500
	12,500	\$47,500
	15,000	\$50,000
	20,000	\$50,000
	25,000	\$55,000
	30,000	\$55,000
	40,000	\$60,000
	50,000	\$65,000

**SQUARE FOOTAGE**

2026 =	10,000	\$50,000
	12,500	\$50,000
	15,000	\$55,000
	20,000	\$55,000
	25,000	\$60,000
	30,000	\$60,000
	40,000	\$65,000
	50,000	\$70,000

**RESOLD**

4711-03-200-003	5600 GOLF CLUB RD	11/01/23	\$249,000	\$37,350	\$49,800	\$62,250	\$74,700	\$226,060	\$55,000	0.60	4502 4502 (47060) HARTLAND N 401
4711-29-200-021	3800 E COON LAKE	06/02/23	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$44,330	\$44,330	0.68	4500 4500 (47070) HOWELL M & 402 <b>VACANT</b>

**OUTLIER**

4711-17-300-003	2950 CHILSON RD	01/06/25	\$150,000	\$22,500	\$30,000	\$37,500	\$45,000	\$322,019	\$68,000	1.30	4500 4500 (47070) HOWELL M & 401
4711-33-300-022	KING RD	07/05/23	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$85,210	\$85,210	5.73	4503 4503 (47080) PINCKNEY M 402 <b>VACANT</b>
4711-30-100-036	4022 PARDEE LAKE RD	04/25/24	\$190,000	\$28,500	\$38,000	\$47,500	\$57,000	\$208,171	\$66,810	1.18	4500 4500 (47070) HOWELL M & 401
4711-16-400-045	CROOKED LAKE RD	06/07/23	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$75,100	\$75,100	2.01	4500 4500 (47070) HOWELL M & 402 <b>VACANT</b>
4711-34-200-005	5100 MYSTIC LAKE DR	01/17/24	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$92,360	\$92,360	3.24	4501 4501 (47010) BRIGHTON M 402 <b>VACANT</b>
4711-13-300-060	2919 HUBERT RD	05/31/23	\$270,000	\$40,500	\$54,000	\$67,500	\$81,000	\$345,596	\$91,800	3.18	4501 4501 (47010) BRIGHTON M 401
4711-24-100-010	HERBST RD	07/29/24	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$175,810	\$175,810	10.09	4501 4501 (47010) BRIGHTON M 402 <b>VACANT</b>
4711-19-200-003	2895 PARDEE RD	07/21/23	\$320,000	\$48,000	\$64,000	\$80,000	\$96,000	\$345,303	\$176,440	10.16	4500 4500 (47070) HOWELL M & 401