

11

Inverness Woods & Reilly Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-110-003	13660 E QUAIL HOLLOW CT	07/29/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$228,800	42.37
D-04-19-110-010	13615 E QUAIL HOLLOW CT	09/15/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$196,900	41.45
D-04-19-110-015	6570 WOODVINE DR	02/01/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$248,900	45.25
D-04-19-110-034	13525 REDMONDS HILL CT	02/15/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$225,000	39.82
D-04-19-110-055	6419 STILLWATER DR	12/06/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$289,200	44.15
D-04-19-110-072	13684 HIBBARD CT	11/06/23	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$235,100	45.04
D-04-20-200-041	13754 RIKER RD	04/22/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$201,500	38.75
<b>Totals:</b>						<b>\$3,827,000</b>	<b>\$3,827,000</b>	<b>\$1,625,400</b>

Sale. Ratio => 42.47

Std. Dev. => 2.55

Cltr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$543,536	\$71,500	\$468,500	\$497,404	0.942	2,598	\$180.33	00012	4.4889
\$455,966	\$71,500	\$403,500	\$405,128	0.996	2,084	\$193.62	00012	0.9202
\$562,537	\$71,750	\$478,250	\$517,162	0.925	2,762	\$173.15	00012	6.2022
\$517,220	\$71,500	\$493,500	\$469,673	1.051	2,908	\$169.70	00012	6.3950
\$646,160	\$74,350	\$580,650	\$602,540	0.964	3,560	\$163.10	00012	2.3109
\$533,293	\$71,500	\$450,500	\$486,610	0.926	2,952	\$152.61	00012	6.0988
\$457,598	\$77,100	\$442,900	\$400,946	1.105	2,068	\$214.17	00012	11.7856
<b>\$3,716,310</b>		<b>\$3,317,800</b>	<b>\$3,379,463</b>			<b>\$178.10</b>		<b>0.5027</b>
				E.C.F. =>	<b>0.982</b>	Std. Deviation=>		<b>0.06853197</b>
				Ave. E.C.F. =>	<b>0.987</b>	Ave. Variance=>		<b>5.4574 Coefficient of Var=&gt;</b>

Building Style	Land Value	Land Table	Property Class	Building Dep.
2 STORY	\$70,000	INVERNESS WOODS	407	83
1 STORY	\$70,000	INVERNESS WOODS	407	82
2 STORY	\$70,250	INVERNESS WOODS	407	82
2 STORY	\$70,000	INVERNESS WOODS	407	82
2 STORY	\$72,850	INVERNESS WOODS	407	82
2 STORY	\$70,000	INVERNESS WOODS	407	84
1 STORY	\$77,100	INVERNESS WOODS	401	82

5.530501848

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/06/2024 11:46 AM

<b>Parcel:</b>	D -04-19-110-003	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	BROWN ERIC & SARAH	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	13660 E QUAIL HOLLOW CT CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5493/0185	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/06/2002	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Landscaped	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00012 INVERNESS WOODS
<b>Mailing Address:</b>		<b>Description:</b>	
BROWN ERIC & SARAH		M.D. L4153 P988 UNIT 3 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	
13660 E QUAIL HOLLOW CT			
CHELSEA MI 48118			

## Most Recent Sale Information

Sold on 07/29/2022 for 540,000 by WALLS MATTHEW & KAREN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5493/0185

## Most Recent Permit Information

Permit P18-36635 on 11/29/2018 for \$0 category Mechanical.

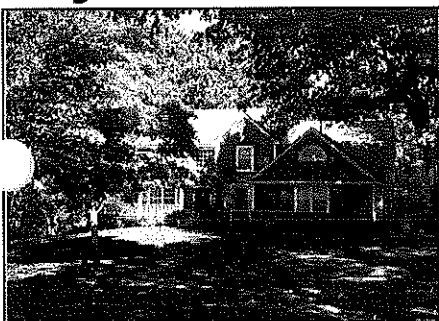
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	276,200	<b>2024 Taxable:</b>	251,895	<b>Acreage:</b>	1.00
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: B-10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,598  
Ground Area: 1,432  
Garage Area: 600  
Basement Area: 1,432  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/06/2024 11:46 AM

<b>Parcel:</b>	D -04-19-110-010	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	HEATH THOMAS D & SUSAN M (LE)	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	13615 E QUAIL HOLLOW CT CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5503/0937	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/06/2002	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Landscaped, GENERATOR	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00012 INVERNESS WOODS
<b>Description:</b>	M.D. L4153 P988 UNIT 10 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		
<b>HEATH THOMAS D &amp; SUSAN M (LE)</b>			
<b>13615 E QUAIL HOLLOW CT</b>			
<b>CHELSEA MI 48118</b>			

## Most Recent Sale Information

Sold on 11/11/2022 for 0 by HEATH THOMAS & SUSAN M.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5503/0937

## Most Recent Permit Information

Permit PB22-0689 on 11/22/2022 for \$7,900 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	231,600	<b>2024 Taxable:</b>	209,265	<b>Acreage:</b>	1.00
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,084  
Ground Area: 2,060  
Garage Area: 726  
Basement Area: 2,060  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/06/2024 11:46 AM

<b>Parcel:</b>	D -04-19-110-015	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	BOLAND JUSTON C	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	6570 WOODVINE DR CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5544/0289	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/06/2002	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Landscaped, GENERATOR	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00012 INVERNESS WOODS
		<b>Description:</b>	M.D. L4153 P988 UNIT 15 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;

## Most Recent Sale Information

Sold on 02/01/2024 for 550,000 by GALLAGHER DONALD F & CHRISTINE M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5544/0289

## Most Recent Permit Information

Permit 03-07589 on 09/02/2003 for \$150,000 category RES. NEW CONSTRUCTION.

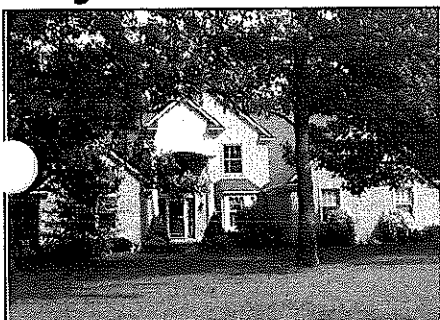
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	285,900	<b>2024 Taxable:</b>	209,651	<b>Acreeage:</b>	1.05
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 2  
Floor Area: 2,762  
Ground Area: 2,008  
Garage Area: 660  
Basement Area: 2,008  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/06/2024 11:46 AM

<b>Parcel:</b>	D -04-19-110-034	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	MILLER RACHEL & JOSEPH	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	13525 REDMONDS HILL CT CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	5511/0630	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/06/2002	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Landscaped	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00012 INVERNESS WOODS
		<b>Description:</b>	M.D. L4153 P988 UNIT 34 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;
<b>MILLER RACHEL &amp; JOSEPH</b>			
<b>13525 REDMONDS HILL CT</b>			
<b>CHELSEA MI 48118</b>			

## Most Recent Sale Information

Sold on 02/15/2023 for 565,000 by NICHOLS GARY & JENNIFER.

**Terms of Sale:** 03-ARM'S LENGTH

**Libers/Page:** 5511/0630

## Most Recent Permit Information

Permit PP23-0003 on 01/06/2023 for \$0 category Plumbing.

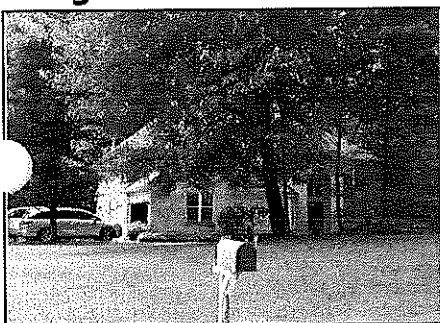
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	262,800	<b>2024 Taxable:</b>	262,800	<b>Acreage:</b>	1.00
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,908  
Ground Area: 1,468  
Garage Area: 660  
Basement Area: 1,468  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/06/2024 11:46 AM

<b>Parcel:</b>	D -04-19-110-055	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	ANAGNOSTOU NICHOLAS J & ABIGAIL J	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	6419 STILLWATER DR CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5539/0899	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/06/2002	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Landscaped	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00012 INVERNESS WOODS
		<b>Description:</b>	
ANAGNOSTOU NICHOLAS J & ABIGAIL J	M.D. L4153 P988 UNIT 55 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200		
6419 STILLWATER DR	-029;		
CHELSEA MI 48118			

## Most Recent Sale Information

Sold on 12/06/2023 for 655,000 by CIGAN CHRISTIAN G & LAURIE A.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5539/0899

## Most Recent Permit Information

Permit P18-35448 on 05/17/2018 for \$0 category Mechanical.

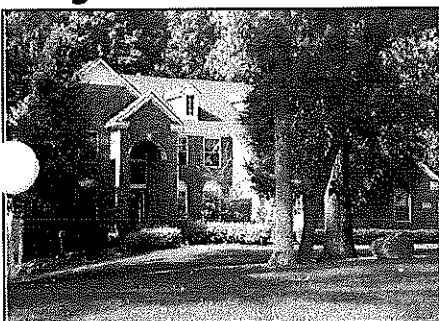
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	328,500	<b>2024 Taxable:</b>	328,500	<b>Acreage:</b>	1.57
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,560  
Ground Area: 1,832  
Garage Area: 880  
Basement Area: 1,832  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/06/2024 11:46 AM

<b>Parcel:</b>	D -04-19-110-072	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	FREMUTH AARON & RANDI	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	13684 HIBBARD CT CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5537/0440	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/06/2002	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Landscaped, GENERATOR	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00012 INVERNESS WOODS
FREMUTH AARON & RANDI			
13684 HIBBARD CT			
CHELSEA MI 48118			

## Description:

M.D. L4153 P988 UNIT 72 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;

## Most Recent Sale Information

Sold on 11/06/2023 for 522,000 by LEONE CARMEN & GAYLE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5537/0440

## Most Recent Permit Information

Permit 06-16678 on 06/19/2006 for \$5,400 category RES. DECK CONSTRUCTION.

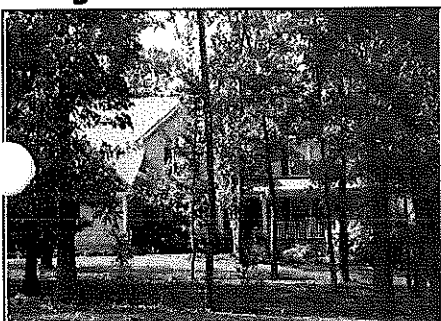
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	271,000	<b>2024 Taxable:</b>	271,000	<b>Acreage:</b>	1.00
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,952  
Ground Area: 1,468  
Garage Area: 660  
Basement Area: 1,468  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/06/2024 11:46 AM

<b>Parcel:</b>	D -04-20-200-041	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KARAVITE DEAN & AUGUSTA BARBARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13754 RIKER RD CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5548/0520	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	08/31/2004	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Wooded	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00012 INVERNESS WOODS
<b>Description:</b>	BNDRY ADJ 10/14/04 DE 20-5F-3C-1C-1 PCL "C" COM AT NW COR SEC 20, TH N 88-51-32 E 1291.57 FT, TH S 00-32-19 E 1189.54 FT, TH S 88-31-33 W 300.00 FT TO POB, TH S 00-15-47 E 260.47 FT, TH N 78-23-07 W 293.22 FT, TH TH N 12-14-33 E 466.15 FT, TH S 73-03-24 E 68.11 FT, TH S 43-41-15 E 175.94 FT, TH S 00-15-47 E 107.04 FT TO POB. PT OF NW 1/4 SEC 20, T1S-R4E. 2.42 AC. SPLIT ON 06/17/2004 FROM D -04-20-200-038;		

## Most Recent Sale Information

Sold on 03/21/2024 for 0 by KARAVITE DEAN & AUGUSTA BARBARA.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5548/0520

## Most Recent Permit Information

Permit P17-33697 on 07/27/2017 for \$0 category Mechanical.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	232,400	<b>2024 Taxable:</b>	213,990	<b>Acreage:</b>	2.42
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,068  
Ground Area: 2,056  
Garage Area: 660  
Basement Area: 2,056  
Basement Walls:  
Estimated TCV: Tentative

## Image



Inverness Woods & Reilly Farms Land Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
D-04-19-110-003	13660 E QUAIL HOLLOW CT	07/29/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$228,800	42.37
D-04-19-110-010	13615 E QUAIL HOLLOW CT	09/15/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$196,900	41.45
D-04-19-110-015	6570 WOODVINE DR	02/01/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$248,900	45.25
D-04-19-110-034	13525 REDMONDS HILL CT	02/15/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$225,000	39.82
D-04-19-110-055	6419 STILLWATER DR	12/06/23	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$289,200	44.15
D-04-19-110-072	13684 HIBBARD CT	11/06/23	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$235,100	45.04
D-04-20-200-041	13754 RIKER RD	04/22/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$201,500	38.75
<b>Totals:</b>						<b>\$3,827,000</b>	<b>\$1,625,400</b>	

Sale. Ratio => 42.47

Std. Dev. => 2.55

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$559,951	\$50,049	\$70,000	1.00	1.00	\$50,049	\$1.15	00012	5493/0185
\$469,335	\$75,665	\$70,000	1.00	1.00	\$75,665	\$1.74	00012	5497/0863
\$579,603	\$40,647	\$70,250	1.05	1.05	\$38,711	\$0.89	00012	5544/0289
\$532,719	\$102,281	\$70,000	1.00	1.00	\$102,281	\$2.35	00012	5511/0630
\$666,043	\$61,807	\$72,850	1.57	1.57	\$39,368	\$0.90	00012	5539/0899
\$549,351	\$42,649	\$70,000	1.00	1.00	\$42,649	\$0.98	00012	5537/0440
\$470,829	\$126,271	\$77,100	2.42	2.42	\$52,178	\$1.20	00012	5480/0334
<b>\$3,827,831</b>	<b>\$499,369</b>	<b>\$500,200</b>	<b>9.04</b>	<b>9.04</b>	<b>Average</b>	<b>Average</b>		
			Average		Average			
			per Net Acre=>		per SqFt=>			
			55,239.93				\$1.27	

