



2024 LAND VALUE  
QUAD #1 IMPROVED

4/1/21 - 3/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Class
48 002 01 0460 000	320 LINDEN	10/05/22	PTA	03-ARM'S LENGTH	\$620,000	\$288,228	41.3	108.0	0.10	\$6,987	40.00	QUAD #1	401
48 002 01 0484 001	236 WEST	03/17/23	PTA	03-ARM'S LENGTH	\$375,000	\$132,446	39.5	81.0	0.08	\$3,351	43.00	QUAD #1	401
48 002 01 0490 000	212 WEST	12/02/22	PTA	03-ARM'S LENGTH	\$450,000	\$82,854	34.7	70.0	0.06	\$2,389	40.00	QUAD #1	401
48 002 01 0503 000	213 HIGH	07/28/22	WD	03-ARM'S LENGTH	\$573,500	\$229,455	61.3	83.0	0.13	\$3,746	66.00	QUAD #1	401
48 002 01 0511 001	211 W DUNLAP	06/15/21	PTA	03-ARM'S LENGTH	\$405,000	\$109,712	38.2	89.0	0.08	\$2,874	40.00	QUAD #1	401
48 002 01 0511 001	211 W DUNLAP	05/26/22	PTA	03-ARM'S LENGTH	\$465,000	\$169,712	38.2	89.0	0.08	\$4,445	40.00	QUAD #1	401
48 002 01 0526 000	212 N WING	11/12/21	PTA	03-ARM'S LENGTH	\$300,000	\$106,066	37.3	102.0	0.09	\$2,844	37.00	QUAD #1	401
48 002 01 0526 000	212 N WING	04/28/22	PTA	03-ARM'S LENGTH	\$360,000	\$166,066	37.3	102.0	0.09	\$4,453	37.00	QUAD #1	401
48 002 01 0552 000	132 RANDOLPH	02/15/23	PTA	03-ARM'S LENGTH	\$450,000	\$122,576	81.0	335.0	0.62	\$1,513	81.00	QUAD #1	401
48 002 01 0576 000	462 EAST	10/12/22	PTA	03-ARM'S LENGTH	\$325,000	\$92,523	80.6	85.0	0.17	\$1,148	86.00	QUAD #1	401
48 002 01 0606 301	617 N CENTER	08/04/21	PTA	03-ARM'S LENGTH	\$350,000	\$174,979	55.2	93.5	0.12	\$3,173	56.66	QUAD #1	401
48 002 02 0372 005	700 W MAIN	03/22/23	PTA	03-ARM'S LENGTH	\$750,000	\$337,446	155.4	392.0	0.81	\$2,171	90.00	QUAD #1	401
48 002 02 0400 000	508 W MAIN	03/14/23	WD	03-ARM'S LENGTH	\$425,000	\$126,038	63.0	147.0	0.21	\$2,001	63.00	QUAD #1	401
48 002 02 0405 000	515 W DUNLAP	08/12/22	PTA	03-ARM'S LENGTH	\$650,000	\$290,048	79.7	160.0	0.24	\$3,641	66.00	QUAD #1	401
48 002 02 0434 000	404 DUBUAR	08/09/22	PTA	03-ARM'S LENGTH	\$875,000	\$279,206	44.0	136.0	0.14	\$6,346	44.00	QUAD #1	401
48 002 02 0441 307	627 NATALIE	07/07/22	PTA	03-ARM'S LENGTH	\$1,175,000	\$501,415	99.6	78.0	0.20	\$5,035	110.00	QUAD #1	401
48 002 02 0453 001	509 RANDOLPH	10/29/21	PTA	03-ARM'S LENGTH	\$300,000	\$190,152	83.0	154.0	0.29	\$2,291	83.00	QUAD #1	401
48 002 02 0455 303	540 RANDOLPH	06/23/21	WD	03-ARM'S LENGTH	\$400,000	\$400,000	173.0	200.0	0.69	\$2,312	150.00	QUAD #1	401
48 002 02 0457 007	RANDOLPH	08/13/21	PTA	03-ARM'S LENGTH	\$245,000	\$245,000	170.7	242.4	0.50	\$1,435	179.69	QUAD #1	402
48 002 04 0003 000	620 POTOMAC	10/29/21	PTA	03-ARM'S LENGTH	\$665,000	\$301,162	150.8	220.0	0.56	\$1,997	110.00	QUAD #1	401
48 002 14 0001 000	538 RANDOLPH	01/04/22	PTA	03-ARM'S LENGTH	\$1,125,000	\$92,095	0.0	0.0	1.36	#DIV/0!	0.00	QUAD #1	401
<b>Totals:</b>					<b>\$11,283,500</b>	<b>\$4,437,179</b>	<b>1,563.6</b>		<b>6.62</b>				
										<b>Average</b>			
										<b>per Net Acre=&gt;</b>			
										<b>\$2,838</b>			

2024 LAND VALUE  
 QUAD #1 VACANT

4/1/21 - 3/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Class
48 002 02 0457 007	RANDOLPH	08/13/21	PTA	03-ARM'S LENGTH	\$245,000	\$245,000	170.7	242.4	0.50	\$1,435	179.69	QUAD #1	402
<b>Totals:</b>					<b>\$245,000</b>	<b>\$245,000</b>	<b>170.7</b>		<b>0.50</b>				
										<b>Average</b>			
										<b>\$1,435</b>			<b>per Net Acre=&gt;</b>

2024 LAND VALUE  
CABBAGE TOWN IMPROVED

3/1/21 - 4/1/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Class
48 001 02 0051 002	632 HORTON	12/08/22	PTA	03-ARM'S LENGTH	\$376,000	\$275,768	33.0	132.0	0.10	\$8,357	33.00	CABBAGE TOWN	001
48 001 02 0051 100	632 HORTON	12/08/22	PTA	03-ARM'S LENGTH	\$376,000	\$275,768	33.0	132.0	0.21	\$8,357	33.00	CABBAGE TOWN	401
48 001 03 0723 000	340 PENNELL	03/16/23	WD	03-ARM'S LENGTH	\$280,000	\$142,392	38.5	143.0	0.12	\$3,697	37.00	CABBAGE TOWN	401
48 001 04 0656 000	249 RAYSON	03/03/23	WD	03-ARM'S LENGTH	\$612,500	\$319,006	61.0	141.0	0.19	\$5,231	59.00	CABBAGE TOWN	401
48 001 02 0022 302	625 CARPENTER	06/01/22	PTA	03-ARM'S LENGTH	\$700,000	\$313,989	63.2	132.0	0.19	\$4,967	63.21	CABBAGE TOWN	401
48 001 02 0011 000	453 GRACE	06/16/21	PTA	03-ARM'S LENGTH	\$490,000	\$333,169	63.9	178.0	0.23	\$5,216	55.00	CABBAGE TOWN	401
48 001 01 0012 000	505 ROUGE	06/30/22	PTA	03-ARM'S LENGTH	\$414,000	\$414,000	66.0	132.0	0.20	\$6,273	66.00	CABBAGE TOWN	401
48 001 02 0030 000	325 LAKE ST	02/17/22	PTA	03-ARM'S LENGTH	\$450,000	\$377,285	66.0	132.0	0.20	\$5,716	66.00	CABBAGE TOWN	401
48 001 02 0052 000	654 HORTON	11/08/22	PTA	03-ARM'S LENGTH	\$1,325,000	\$309,085	66.0	132.0	0.20	\$4,683	66.00	CABBAGE TOWN	401
48 001 02 0056 000	625 NOVI ST	06/02/21	PTA	03-ARM'S LENGTH	\$350,000	\$350,000	66.7	135.0	0.21	\$5,244	66.00	CABBAGE TOWN	401
48 001 04 0652 003	119 RAYSON	08/04/22	PTA	03-ARM'S LENGTH	\$480,000	\$193,306	68.4	119.0	0.20	\$2,828	72.00	CABBAGE TOWN	401
48 001 05 0012 000	447 BUTLER	05/19/22	PTA	03-ARM'S LENGTH	\$300,000	\$85,822	69.5	130.0	0.21	\$1,235	70.00	CABBAGE TOWN	401
48 001 04 0718 006	280 HUTTON	08/19/22	PTA	03-ARM'S LENGTH	\$450,000	\$314,046	71.4	83.0	0.17	\$4,400	90.00	CABBAGE TOWN	401
48 001 02 0069 301	399 RAYSON	08/25/21	WD	03-ARM'S LENGTH	\$950,000	\$252,074	72.3	141.0	0.23	\$3,484	70.00	CABBAGE TOWN	401
48 001 02 0069 301	399 RAYSON	12/02/22	PTA	03-ARM'S LENGTH	\$700,000	\$2,074	72.3	141.0	0.23	\$29	70.00	CABBAGE TOWN	401
48 001 02 0069 301	399 RAYSON	01/04/23	PTA	03-ARM'S LENGTH	\$1,037,500	\$339,574	72.3	141.0	0.23	\$4,694	70.00	CABBAGE TOWN	401
48 001 01 0023 000	530 ROUGE	06/30/22	PTA	03-ARM'S LENGTH	\$640,000	\$233,212	72.4	159.0	0.24	\$3,220	66.00	CABBAGE TOWN	401
48 001 02 0001 000	625 GRACE	09/23/22	PTA	03-ARM'S LENGTH	\$786,000	\$310,197	78.6	145.0	0.25	\$3,946	75.00	CABBAGE TOWN	401
48 001 04 0659 005	250 RAYSON	06/24/21	PTA	03-ARM'S LENGTH	\$1,150,000	\$336,159	109.7	116.0	0.31	\$3,065	117.00	CABBAGE TOWN	401
48 001 01 0020 002	542 ROUGE	06/27/22	WD	03-ARM'S LENGTH	\$1,275,000	\$778,025	118.0	103.5	0.39	\$6,591	113.00	CABBAGE TOWN	401
48 001 02 0066 001	412 HORTON	05/18/22	PTA	03-ARM'S LENGTH	\$2,495,000	\$419,578	170.2	183.9	0.52	\$2,465	189.00	CABBAGE TOWN	401
<b>Totals:</b>					<b>\$15,637,000</b>	<b>\$6,374,529</b>	<b>1,532.5</b>		<b>4.81</b>				
							<b>\$2,465</b>	<b>per Net Acre=&gt;</b>					
								<b>Average</b>					

2024 LAND VALUE  
 CABBAGE TOWN VACANT

4/1/21 - 3/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Class
48 001 01 0012 000	505 ROUGE	06/30/22	PTA	03-ARM'S LENGTH	\$414,000	\$414,000	66.0	132.0	0.20	\$6,273	66.00	CABBAGE TOWN	402
<b>Totals:</b>					<b>\$414,000</b>	<b>\$414,000</b>	<b>66.0</b>		<b>0.20</b>				
							<b>\$6,273</b>	<b>Average</b>					
								<b>per Net Acre=&gt;</b>					

2024 LAND VALUE  
BEAL TOWN IMPROVED

3/13/21 -4/1/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Land Table	Class
48 004 02 0138 001	302 YERKES	09/20/22	WD	03-ARM'S LENGTH	\$380,000	\$91,550	55.1	92.0	0.14	\$1,662	\$658,633	66.00	R-111	BEAL TOWN	401
48 004 02 0140 000	318 YERKES	05/31/22	PTA	03-ARM'S LENGTH	\$742,000	\$71,532	66.0	132.0	0.20	\$1,084	\$357,660	66.00	R-111	BEAL TOWN	401
48 004 02 0162 000	410 BEAL	12/15/21	WD	03-ARM'S LENGTH	\$340,000	(\$22,111)	67.0	132.0	0.20	(\$330)	(\$108,921)	67.00	R-111	BEAL TOWN	401
48 004 02 0162 000	410 BEAL	06/01/22	PTA	03-ARM'S LENGTH	\$350,000	(\$12,111)	67.0	132.0	0.20	(\$181)	(\$59,660)	67.00	R-111	BEAL TOWN	401
<b>Totals:</b>					<b>\$1,812,000</b>	<b>\$128,860</b>	<b>255.1</b>		<b>0.75</b>						
							<b>\$505</b>	<b>Average per Net Acre=&gt;</b>		<b>Average per SqFt=&gt;</b>					

2024 LAND VALUE  
LEXINGTON SOUTH IMPROVED

3/1/2021 -4/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Class
48 002 03 0035 000	20329 LEXINGTON BLVD	07/21/22	WD	03-ARM'S LENGTH	\$595,000	\$194,635	93.9	149.0	0.32	\$2,072	93.00	LEXINGTON SOUTH	401
48 002 03 0052 000	45716 CLEMENT CT	04/13/21	WD	03-ARM'S LENGTH	\$620,000	\$153,826	94.9	134.0	0.29	\$1,620	95.00	LEXINGTON SOUTH	401
48 002 03 0054 000	45731 CLEMENT CT	04/26/21	PTA	03-ARM'S LENGTH	\$565,000	\$166,748	97.0	135.3	0.30	\$1,719	97.00	LEXINGTON SOUTH	401
48 002 03 0038 000	20385 LEXINGTON BLVD	08/30/22	PTA	03-ARM'S LENGTH	\$449,900	\$135,836	100.4	141.0	0.32	\$1,352	100.00	LEXINGTON SOUTH	401
48 002 03 0020 000	20602 LEXINGTON BLVD	08/31/21	PTA	03-ARM'S LENGTH	\$485,000	\$168,934	103.8	120.0	0.29	\$1,628	105.00	LEXINGTON SOUTH	401
48 002 03 0057 000	45779 CLEMENT CT	06/30/21	PTA	03-ARM'S LENGTH	\$530,000	\$164,330	107.1	165.0	0.40	\$1,534	105.00	LEXINGTON SOUTH	401
48 002 03 0058 000	45795 CLEMENT CT	05/17/22	PTA	03-ARM'S LENGTH	\$625,000	\$224,048	111.2	138.0	0.35	\$2,014	111.00	LEXINGTON SOUTH	401
48 002 03 0060 302	20240 CLEMENT	05/07/21	PTA	03-ARM'S LENGTH	\$850,000	\$54,026	115.5	123.0	0.33	\$468	116.57	LEXINGTON SOUTH	401
<b>Totals:</b>					<b>\$4,719,900</b>	<b>\$1,262,383</b>	<b>823.9</b>		<b>2.60</b>				
							<b>\$468</b>	<b>per Net Acre=&gt; Average</b>					

2024 LAND VALUE  
 QUAD #2 IMPROVED

3/31/2021 -4/1/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Class
48 003 02 0037 002	323 ORCHARD	11/15/22	PTA	03-ARM'S LENGTH	\$325,000	\$121,134	44.6	150.0	0.17	\$2,718	50.00	R-108 QUAD #2	401	
48 003 02 0037 002	323 ORCHARD	01/20/23	PTA	03-ARM'S LENGTH	\$425,000	\$221,134	44.6	150.0	0.17	\$4,962	50.00	R-108 QUAD #2	401	
48 003 03 0263 000	324 S WING	04/16/21	OTH	03-ARM'S LENGTH	\$494,300	\$213,061	46.1	212.0	0.22	\$4,626	45.00	R-110 QUAD #2	401	
48 003 02 0041 004	712 THAYER	07/29/22	PTA	03-ARM'S LENGTH	\$384,000	\$108,130	48.4	322.0	0.30	\$2,234	40.00	R-108 QUAD #2	401	
48 003 01 0337 000	349 S ROGERS	09/08/21	PTA	03-ARM'S LENGTH	\$480,000	\$225,887	51.9	139.0	0.19	\$4,355	60.00	R-108 QUAD #2	401	
48 005 02 0003 000	612 ORCHARD	09/22/21	WD	03-ARM'S LENGTH	\$477,500	\$177,978	56.2	163.0	0.23	\$3,166	61.00	R-108 QUAD #2	401	
48 003 03 0221 000	270 S CENTER	06/14/21	PTA	03-ARM'S LENGTH	\$485,000	\$81,945	56.7	137.0	0.21	\$1,444	66.00	R-110 QUAD #2	401	
48 003 02 0043 003	646 THAYER	05/18/22	PTA	03-ARM'S LENGTH	\$1,200,000	\$253,534	58.2	241.0	0.30	\$4,358	54.00	R-108 QUAD #2	401	
48 003 02 0003 001	212 S ROGERS	04/02/21	PTA	03-ARM'S LENGTH	\$481,000	\$187,253	65.2	120.0	0.22	\$2,871	80.00	R-108 QUAD #2	401	
48 003 02 0014 003	435 EATON	09/17/21	PTA	03-ARM'S LENGTH	\$770,000	\$141,723	66.8	150.0	0.26	\$2,120	75.00	R-108 QUAD #2	401	
48 003 02 0056 002	350 ORCHARD	10/11/22	PTA	03-ARM'S LENGTH	\$1,250,000	\$157,495	72.2	318.0	0.44	\$2,181	60.00	R-108 QUAD #2	401	
48 003 02 0011 000	522 FAIRBROOK	03/31/22	PTA	03-ARM'S LENGTH	\$525,000	\$236,516	78.4	190.0	0.35	\$3,018	80.00	R-109 QUAD #2	401	
48 003 03 0236 000	120 FAIRBROOK	06/22/21	WD	03-ARM'S LENGTH	\$519,600	\$179,663	81.3	139.0	0.30	\$2,211	94.00	R-110 QUAD #2	401	
48 003 03 0269 001	230 FAIRBROOK	10/04/22	PTA	03-ARM'S LENGTH	\$1,200,000	\$414,457	93.2	267.0	0.51	\$4,448	83.00	R-110 QUAD #2	401	
48 003 03 0270 005	300 FAIRBROOK	10/13/21	WD	03-ARM'S LENGTH	\$680,000	\$345,027	107.4	239.0	0.55	\$3,213	100.00	R-110 QUAD #2	401	
48 003 03 0270 005	300 FAIRBROOK	10/06/21	PTA	03-ARM'S LENGTH	\$680,000	\$345,027	107.4	239.0	0.55	\$3,213	100.00	R-110 QUAD #2	401	
48 003 02 0057 001	352 ORCHARD	06/30/22	PTA	03-ARM'S LENGTH	\$1,850,000	\$507,037	108.3	318.0	0.66	\$4,680	90.00	R-108 QUAD #2	401	
48 003 02 0010 000	370 S ROGERS	06/08/21	PTA	03-ARM'S LENGTH	\$905,000	\$105,232	135.6	188.0	0.60	\$776	139.00	R-109 QUAD #2	401	
48 003 02 0005 002	318 S ROGERS	05/17/22	PTA	03-ARM'S LENGTH	\$1,125,000	\$626,649	140.0	200.0	0.64	\$4,476	140.00	R-108 QUAD #2	401	
48 003 01 0346 001	629 FAIRBROOK	07/30/21	PTA	03-ARM'S LENGTH	\$1,445,000	\$29,913	244.2	494.6	1.93	\$122	170.00	R-109 QUAD #2	401	
<b>Totals:</b>					<b>\$15,701,400</b>	<b>\$4,678,795</b>	<b>1,706.6</b>		<b>8.79</b>					
							<b>\$122</b>	<b>per Net Acre=&gt;</b>						
								<b>Average</b>						



2024 LAND VALUE  
EAST ST CLUB CONDO IMPROVED

3/31/21 - 4/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	ECF Area	Land Table	Class
48 002 06 0008 000	646 EAST	09/02/21	PTA	03-ARM'S LENGTH	\$252,000	\$51,062	R-112	EAST ST CLUB CONDO	401
48 002 06 0011 000	652 EAST	04/30/21	PTA	03-ARM'S LENGTH	\$287,000	\$80,384	R-112	EAST ST CLUB CONDO	401
<b>Totals:</b>					<b>\$539,000</b>	<b>\$131,446</b>			

---

2024 LAND VALUE  
BUCHNER HILL/MTN VIEW PH 1

3/1/2021 -12/22/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Land Table	Class
48 002 11 0013 000	412 MOUNTAINVIEW	04/28/23	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$119,406	BUCHNER HILL/MNTN VIEW PH 1&2	401
48 002 11 0016 000	406 MOUNTAINVIEW	10/11/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$101,249	BUCHNER HILL/MNTN VIEW PH 1&2	401
<b>Totals:</b>			<b>\$880,000</b>			<b>\$880,000</b>	<b>\$220,655</b>		

---

2024 LAND VALUE  
ST. LAWRENCE CONDO

3/31/2021 -12/22/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Land Table	Class
48 003 05 0001 000	203 ST LAWRENCE BLVD	06/12/23	PTA	03-ARM'S LENGTH	\$480,000	\$144,433	ST LAWRENCE CONDO	401
48 003 05 0010 000	216 ST LAWRENCE BLVD	09/21/22	PTA	03-ARM'S LENGTH	\$484,000	\$140,012	ST LAWRENCE CONDO	401
48 003 05 0011 000	218 ST LAWRENCE BLVD	06/04/21	PTA	03-ARM'S LENGTH	\$400,000	\$42,180	ST LAWRENCE CONDO	401
48 003 05 0023 000	117 HAMPTON CT	06/30/23	PTA	03-ARM'S LENGTH	\$430,000	\$84,040	ST LAWRENCE CONDO	401
48 003 05 0033 000	138 HAMPTON CT	11/24/21	PTA	03-ARM'S LENGTH	\$427,000	\$141,088	ST LAWRENCE CONDO	401
48 003 05 0036 000	219 ST LAWRENCE BLVD	06/29/23	PTA	03-ARM'S LENGTH	\$505,000	\$159,040	ST LAWRENCE CONDO	401
48 003 05 0044 000	314 ST LAWRENCE BLVD	08/01/22	WD	03-ARM'S LENGTH	\$480,000	\$119,654	ST LAWRENCE CONDO	401
48 003 05 0059 000	241 ST LAWRENCE LN	03/22/22	PTA	03-ARM'S LENGTH	\$425,000	\$39,949	ST LAWRENCE CONDO	401
48 003 05 0068 000	437 COVINGTON CT	10/13/23	PTA	03-ARM'S LENGTH	\$525,000	\$176,247	ST LAWRENCE CONDO	401
48 003 05 0076 000	422 COVINGTON CT	06/01/21	PTA	03-ARM'S LENGTH	\$393,000	\$42,369	ST LAWRENCE CONDO	401
48 003 05 0083 000	407 COVINGTON CT	03/30/22	WD	03-ARM'S LENGTH	\$500,000	\$146,696	ST LAWRENCE CONDO	401
<b>Totals:</b>					<b>\$5,049,000</b>	<b>\$1,235,708</b>		

2024 LAND VALUE  
NEW VICTORIAN CONDO IMPROVED

4/1/2021 - 12/27/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Land Table	Class
48 004 03 0002 301	323 E CADY	05/26/21	PTA	03-ARM'S LENGTH	\$500,000	\$91,586	NEW VICTORIAN CONDO	401
48 004 03 0003 301	321 E CADY	08/25/21	PTA	03-ARM'S LENGTH	\$485,000	\$83,775	NEW VICTORIAN CONDO	401
48 004 03 0005 301	337 E CADY	05/02/22	PTA	03-ARM'S LENGTH	\$520,000	\$163,149	NEW VICTORIAN CONDO	401
48 004 03 0008 301	335 E CADY	01/31/22	PTA	03-ARM'S LENGTH	\$435,000	\$74,948	NEW VICTORIAN CONDO	401
<b>Totals:</b>					<b>\$1,940,000</b>	<b>\$413,458</b>		

2024 LAND VALUE  
FAIRBROOK CONDO IMPROVED

4/1/23 -12/27/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Land Table	Class
48 003 06 0003 000	525 FAIRBROOK	12/03/21	PTA	03-ARM'S LENGTH	\$88,900	\$14,922	FAIRBROOK CONDOS	401
48 003 06 0008 000	525 FAIRBROOK	10/26/22	PTA	03-ARM'S LENGTH	\$107,500	\$28,056	FAIRBROOK CONDOS	401
48 003 06 0009 000	525 FAIRBROOK	12/11/21	WD	03-ARM'S LENGTH	\$102,000	\$22,556	FAIRBROOK CONDOS	401
48 003 06 0011 000	525 FAIRBROOK	06/25/21	PTA	03-ARM'S LENGTH	\$100,000	\$26,217	FAIRBROOK CONDOS	401
48 003 06 0012 000	525 FAIRBROOK	09/11/23	PTA	03-ARM'S LENGTH	\$151,000	\$59,066	FAIRBROOK CONDOS	401
48 003 06 0020 000	525 FAIRBROOK	06/17/21	PTA	03-ARM'S LENGTH	\$124,000	\$28,848	FAIRBROOK CONDOS	401
48 003 06 0029 000	525 FAIRBROOK	09/30/22	PTA	03-ARM'S LENGTH	\$100,000	\$17,454	FAIRBROOK CONDOS	401
48 003 06 0032 000	525 FAIRBROOK	04/30/21	PTA	03-ARM'S LENGTH	\$130,000	\$34,848	FAIRBROOK CONDOS	401
<b>Totals:</b>					<b>\$903,400</b>	<b>\$231,967</b>		

2024 LAND VALUE  
RANDOLPH CREEK CONDO IMPROVED/VACANT

4/1/2021 - 12/21/2023

<b>Totals:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
		<b>Sale. Ratio =&gt;</b>	
		<b>Std. Dev. =&gt;</b>	

2024 LAND VALUE  
NORTHVILLE GREEN CONDO'S IMPROVED

4/1/21 - 12/22/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Land Table	Class
48 002 13 0017 000	705 RANDOLPH	11/27/23	PTA	03-ARM'S LENGTH	\$188,000	\$65,061	NORTHVILLE GREEN CONDOS	401
48 002 13 0023 000	715 RANDOLPH	03/03/22	PTA	03-ARM'S LENGTH	\$175,000	\$52,061	NORTHVILLE GREEN CONDOS	401
48 002 13 0024 000	715 RANDOLPH	08/15/22	PTA	03-ARM'S LENGTH	\$176,000	\$53,061	NORTHVILLE GREEN CONDOS	401
48 002 13 0027 000	725 RANDOLPH	04/16/21	WD	03-ARM'S LENGTH	\$169,500	\$46,561	NORTHVILLE GREEN CONDOS	401
48 002 13 0031 000	705 RANDOLPH	04/13/22	PTA	03-ARM'S LENGTH	\$168,000	\$45,061	NORTHVILLE GREEN CONDOS	401
48 002 13 0043 000	745 RANDOLPH	10/08/21	PTA	03-ARM'S LENGTH	\$175,000	\$25,650	NORTHVILLE GREEN CONDOS	401
48 002 13 0047 000	735 RANDOLPH	07/12/21	WD	03-ARM'S LENGTH	\$172,000	\$22,650	NORTHVILLE GREEN CONDOS	401
48 002 13 0049 000	745 RANDOLPH	01/26/22	PTA	03-ARM'S LENGTH	\$177,025	\$27,675	NORTHVILLE GREEN CONDOS	401
<b>Totals:</b>					<b>\$1,400,525</b>	<b>\$337,780</b>		

2024 LAND VALUE  
ALL ESTATES CONDO IMPROVED

4/1/21 - 12/23/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	ECF Area	Land Table
48 005 04 0003 000	980 SCOTT CT	12/07/21	PTA	03-ARM'S LENGTH	\$725,000	(\$163,859)	R-108	ALLEN ESTATES CONDO
48 005 04 0004 000	960 SCOTT CT	10/14/22	PTA	03-ARM'S LENGTH	\$680,000	(\$148,268)	R-108	ALLEN ESTATES CONDO
<b>Totals:</b>					<b>\$1,405,000</b>	<b>(\$312,127)</b>		



2024 LAND VALUE  
NORTH 320 IMPROVED

4/1/21 - 12/23/2023

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	Land Table	Class
48 001 04 0670 002	103 N CENTER COVE	11/08/21	03-ARM'S LENGTH	\$865,000	\$119,758	NORTH 320	401
48 001 04 0670 003	105 N CENTER COVE	03/07/22	03-ARM'S LENGTH	\$839,000	\$132,460	NORTH 320	401
48 001 04 0670 004	107 N CENTER COVE	09/27/21	03-ARM'S LENGTH	\$825,000	\$551,379	NORTH 320	401
48 001 04 0670 012	108 N CENTER COVE	06/07/22	03-ARM'S LENGTH	\$850,000	\$137,709	NORTH 320	401
48 001 04 0670 016	112 N CENTER COVE	05/11/22	03-ARM'S LENGTH	\$865,000	\$213,400	NORTH 320	401
<b>Totals:</b>				<b>\$4,244,000</b>	<b>\$1,154,706</b>		

---

2024 LAND VALUE  
COM. BUSINESS DISTRICT IMPROVED

1/1/2021 - 12/28/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Land Table	Class	
48 001 04 0718 011	111 GRISWOLD	05/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,421	51.9	63.0	0.09	\$2,667	\$1,572,966	61.00	COM 6	COM. BUSINESS DISTRICT	201	
48 004 02 0108 000	446 S MAIN	05/25/22	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$205,361	49.1	66.0	0.10	\$4,179	\$2,013,343	67.00	COM 2	COM. BUSINESS DISTRICT	201	
48 002 01 0539 000	111 N CENTER	11/23/21	\$2,830,000	PTA	03-ARM'S LENGTH	\$2,830,000	\$1,264,407	75.7	120.0	0.20	\$16,708	\$6,451,056	71.00	COM 2	COM. BUSINESS DISTRICT	201	
48 004 02 0014 000	410 E MAIN	11/02/21	\$680,000	PTA	03-ARM'S LENGTH	\$680,000	\$336,488	58.9	167.0	0.22	\$5,715	\$1,515,712	58.00	COM 1	COM. BUSINESS DISTRICT	201	
48 002 02 0398 000	520 W MAIN	12/31/21	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000	\$286,150	128.0	181.0	0.43	\$2,235	\$662,384	104.00	COM 7	COM. BUSINESS DISTRICT	201	
48 004 02 0115 302	598 S MAIN	10/27/22	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$136,107	89.9	314.0	0.51	\$1,514	\$265,834	71.00	COM 2	COM. BUSINESS DISTRICT	201	
48 004 02 0004 002	700 DOHENY	05/12/21	\$686,050	PTA	03-ARM'S LENGTH	\$686,050	\$344,658	125.6	222.0	0.57	\$2,744	\$603,604	112.00	COM 2	COM. BUSINESS DISTRICT	201	
<b>Totals:</b>			<b>\$6,476,050</b>			<b>\$6,476,050</b>	<b>\$2,711,592</b>	<b>579.1</b>		<b>2.12</b>							
								<b>\$4,682</b>	<b>Average per Net Acre=&gt;</b>		<b>Average per SqFt=&gt;</b>						

2024 LAND VALUE  
 COMMERCIAL RES CONVERSIONS IMPROVED

4/1/2021 -3/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class
48 002 01 0559 000	315 N CENTER	03/27/23	PTA	03-ARM'S LENGTH	\$675,000	\$213,176	66.8	165.0	0.20	\$3,193	\$1,060,577	\$24.35	53.00	COM 1	COMMERCIAL RES CONVERSIONS	201
48 004 02 0018 000	342 E MAIN	06/13/22	PTA	03-ARM'S LENGTH	\$500,000	\$366,746	93.8	210.0	0.32	\$3,910	\$1,153,289	\$26.48	66.00	COM 1	COMMERCIAL RES CONVERSIONS	201
<b>Totals:</b>					<b>\$1,175,000</b>	<b>\$579,922</b>	<b>160.5</b>		<b>0.52</b>							
								<b>\$3,612</b>	<b>Average</b>		<b>Average</b>					
									<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>	<b>\$25.65</b>				



2024 LAND VALUE  
N'VILLE OAKS CONDO IMPROVED

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Land Table	Class
48-22-34-351-083	20722 TAFT	05/14/21	PTA	03-ARM'S LENGTH	\$199,000	\$73,436	N'VILLE OAKS CONDO	401
48-22-34-351-090	20728 TAFT	12/14/21	PTA	03-ARM'S LENGTH	\$165,000	\$42,872	N'VILLE OAKS CONDO	401
48-22-34-351-092	20718 TAFT	02/22/23	PTA	03-ARM'S LENGTH	\$200,000	\$67,598	N'VILLE OAKS CONDO	401
<b>Totals:</b>					<b>\$564,000</b>	<b>\$183,906</b>		



2024 LAND VALUE  
YERKES IMPROVED

3/31/21 - 4/1/23

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Class
48-22-34-476-002	43785 DORISA	10/07/22	PTA	03-ARM'S LENGTH	\$362,500	\$162,022	59.5	120.0	0.17	\$2,723	60.00	R014	YERKES	401
48-22-34-426-031	616 REED	12/29/22	PTA	03-ARM'S LENGTH	\$315,000	\$102,150	60.3	128.0	0.18	\$1,694	60.00	R012	YERKES	401
48-22-34-403-003	1072 HORTON	04/05/21	PTA	03-ARM'S LENGTH	\$360,000	\$122,502	60.7	133.0	0.18	\$2,017	60.00	R012	YERKES	401
48-22-34-429-002	1092 ALLEN	12/21/22	PTA	03-ARM'S LENGTH	\$300,000	\$9,980	61.4	140.0	0.19	\$163	60.00	R013	YERKES	401
48-22-34-429-004	1068 ALLEN	06/30/21	PTA	03-ARM'S LENGTH	\$285,000	\$52,315	61.4	140.0	0.19	\$852	60.00	R013	YERKES	401
48-22-34-476-007	43725 DORISA	05/31/22	PTA	03-ARM'S LENGTH	\$275,000	\$54,822	61.5	120.0	0.17	\$891	62.00	R014	YERKES	401
48-22-34-476-017	43795 PARKGROVE	10/24/22	PTA	03-ARM'S LENGTH	\$340,000	\$117,944	62.5	120.0	0.17	\$1,887	63.00	R014	YERKES	401
48-22-34-427-021	573 LANGFIELD	05/19/21	PTA	03-ARM'S LENGTH	\$320,000	\$78,454	63.4	129.0	0.19	\$1,237	63.00	R012	YERKES	401
48-22-34-428-033	961 ALLEN	10/31/22	PTA	03-ARM'S LENGTH	\$395,999	\$122,319	63.4	165.0	0.23	\$1,929	60.00	R013	YERKES	401
48-22-34-426-030	624 REED	07/06/21	WD	03-ARM'S LENGTH	\$375,000	\$92,556	64.3	128.0	0.19	\$1,439	64.00	R012	YERKES	401
48-22-34-426-007	435 WELCH	08/26/22	PTA	03-ARM'S LENGTH	\$502,000	\$183,708	68.2	110.0	0.18	\$2,692	70.00	R012	YERKES	401
48-22-34-402-018	1047 HORTON	06/02/21	PTA	03-ARM'S LENGTH	\$379,900	\$111,063	71.3	104.0	0.18	\$1,557	74.00	R012	YERKES	401
48-22-34-476-025	706 NOVI STREET	10/24/22	PTA	03-ARM'S LENGTH	\$340,000	\$132,320	72.4	120.0	0.20	\$1,827	73.00	R014	YERKES	401
48-22-34-426-026	641 REED	08/12/21	PTA	03-ARM'S LENGTH	\$400,000	\$93,236	77.3	145.0	0.25	\$1,207	75.00	R012	YERKES	401
48-22-34-407-009	500 MAPLEWOOD	03/24/22	PTA	03-ARM'S LENGTH	\$400,000	\$133,094	79.1	134.0	0.24	\$1,683	78.00	R012	YERKES	401
48-22-34-407-016	917 NOVI ST	06/28/21	PTA	03-ARM'S LENGTH	\$442,500	\$200,830	81.1	134.0	0.25	\$2,476	80.00	R012	YERKES	401
48-22-34-426-001	371 WELCH	10/25/21	PTA	03-ARM'S LENGTH	\$416,000	\$105,135	85.9	124.0	0.25	\$1,224	86.00	R012	YERKES	401
48-22-34-476-028	525 E BASELINE	05/12/21	PTA	03-ARM'S LENGTH	\$340,000	\$20,023	136.2	92.3	0.32	\$147	150.00	R014	YERKES	401
<b>Totals:</b>					<b>\$6,548,899</b>	<b>\$1,894,473</b>	<b>1,289.9</b>		<b>3.71</b>					
							<b>\$147</b>	<b>per Net Acre=&gt;</b>						
								<b>Average</b>						

2024 LAND VALUE  
COMMERCIAL IMPROVED

1/1/2021 - 12/28/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Use Code	Class
48 001 04 0718 011	111 GRISWOLD	05/17/22	WD	03-ARM'S LENGTH	\$300,000	\$138,421	51.9	63.0	0.09	\$2,667	\$1,572,966	\$36.11	61.00	COM 6		COM. BUSINESS DISTRICT	OFFICE-MEDICAL	201
48 001 04 0704 000	103 E MAIN	01/06/21	WD	03-ARM'S LENGTH	\$1,575,000	\$1,048,604	39.7	98.0	0.09	\$26,401	\$11,651,156	\$267.47	40.00	COM 2		COM. BUSINESS DISTRICT	STORES-RETAIL-DOWNTOWN-RES ABOVE	201
48 002 01 0542 003	135 N CENTER	05/17/23	PTA	03-ARM'S LENGTH	\$1,600,000	\$658,054	34.1	145.8	0.10	\$19,271	\$6,580,540	\$151.07	30.00	COM 2		COM. BUSINESS DISTRICT	RESTAURANT-FAMILY	201
48 004 02 0108 000	446 S MAIN	05/25/22	PTA	03-ARM'S LENGTH	\$370,000	\$205,361	49.1	66.0	0.10	\$4,179	\$2,013,343	\$46.22	67.00	COM 2		COM. BUSINESS DISTRICT	STORES-RETAIL	201
48 001 04 0707 003	117 E MAIN	11/16/23	PTA	03-ARM'S LENGTH	\$1,550,000	\$704,150	40.1	190.0	0.14	\$17,577	\$5,029,643	\$115.46	32.00	COM 2		COM. BUSINESS DISTRICT	STORES-RETAIL-DOWNTOWN-RES ABOVE	201
48 001 04 0718 024	201 E MAIN	06/06/23	PTA	03-ARM'S LENGTH	\$1,850,000	\$875,826	63.0	115.0	0.16	\$13,900	\$5,543,203	\$127.25	60.00	COM 2		COM. BUSINESS DISTRICT	MIXED USE	201
48 001 04 0715 003	151 E MAIN	07/18/23	PTA	03-ARM'S LENGTH	\$950,000	\$488,749	53.8	190.0	0.19	\$9,079	\$2,599,729	\$59.68	43.00	COM 2		COM. BUSINESS DISTRICT	STORES-RETAIL-DOWNTOWN	201
48 002 01 0539 000	111 N CENTER	11/23/21	PTA	03-ARM'S LENGTH	\$2,830,000	\$1,264,407	75.7	120.0	0.20	\$16,708	\$6,451,056	\$148.10	71.00	COM 2		COM. BUSINESS DISTRICT	STORES-RETAIL-DOWNTOWN-RES ABOVE	201
48 004 02 0102 000	402 S MAIN	07/31/23	PTA	03-ARM'S LENGTH	\$650,000	\$233,895	74.4	132.0	0.20	\$3,146	\$1,169,475	\$26.85	66.00	COM 2		COMMERCIAL RES CONVERSIONS	STORES-RETAIL	201
48 002 01 0559 000	315 N CENTER	03/27/23	PTA	03-ARM'S LENGTH	\$675,000	\$213,176	66.8	165.0	0.20	\$3,193	\$1,060,577	\$24.35	53.00	COM 1		COMMERCIAL RES CONVERSIONS	OFFICE -CONVERTED RES	201
48 004 02 0014 000	410 E MAIN	11/02/21	PTA	03-ARM'S LENGTH	\$680,000	\$336,488	58.9	167.0	0.22	\$5,715	\$1,515,712	\$34.80	58.00	COM 1		COM. BUSINESS DISTRICT	OFFICE -CONVERTED RES	201
48 001 04 0676 000	200 N CENTER	12/07/23	PTA	03-ARM'S LENGTH	\$1,375,000	\$646,508	106.3	130.0	0.29	\$6,080	\$2,237,052	\$51.36	97.00	COM 5	58589/1078	COM. BUSINESS DISTRICT	NEW BIG BRICK DOWNTOWN	201
48 004 02 0018 000	342 E MAIN	06/13/22	PTA	03-ARM'S LENGTH	\$500,000	\$366,746	93.8	210.0	0.32	\$3,910	\$1,153,289	\$26.48	66.00	COM 1		COMMERCIAL RES CONVERSIONS	OFFICE -CONVERTED RES	201
48 002 02 0398 000	520 W MAIN	12/31/21	PTA	03-ARM'S LENGTH	\$1,100,000	\$286,150	128.0	181.0	0.43	\$2,235	\$662,384	\$15.21	104.00	COM 7	57391-1046	COM. BUSINESS DISTRICT	MISCELLANEOUS STRUCTURE	201
48 004 02 0115 302	598 S MAIN	10/27/22	PTA	03-ARM'S LENGTH	\$510,000	\$136,107	89.9	314.0	0.51	\$1,514	\$265,834	\$6.10	71.00	COM 2		COM. BUSINESS DISTRICT	GARAGE/ SERVICE & REPAIR	201
48 004 02 0004 002	700 DOHENY	05/12/21	PTA	03-ARM'S LENGTH	\$686,050	\$344,658	125.6	222.0	0.57	\$2,744	\$603,604	\$13.86	112.00	COM 2		COM. BUSINESS DISTRICT	GARAGE/ SERVICE & REPAIR	201
<b>Totals:</b>					<b>\$17,201,050</b>	<b>\$7,947,300</b>	<b>1,151.1</b>		<b>3.81</b>									
								<b>Average</b>		<b>Average</b>								
								<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>		<b>\$47.92</b>						

2024 LAND VALUE  
NORTH/CENTRAL/SOUTH OAKWOOD IMPROVED

3/1/21 - 4/1/23

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Class
48-22-34-458-005	728 HORTON	08/01/22	PTA	03-ARM'S LENGTH	\$1,200,000	\$260,311	78.2	126.0	0.23	\$3,330	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-458-008	755 NOVI ST	07/02/21	PTA	03-ARM'S LENGTH	\$485,000	\$257,791	78.2	126.0	0.23	\$3,298	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-458-017	769 NOVI ST	07/19/22	PTA	03-ARM'S LENGTH	\$468,000	\$220,967	78.2	126.0	0.23	\$2,827	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-457-001	790 CARPENTER	05/24/21	PTA	03-ARM'S LENGTH	\$399,900	\$377,276	80.0	132.0	0.24	\$4,716	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-457-006	732 CARPENTER	09/08/22	PTA	03-ARM'S LENGTH	\$401,000	\$200,496	80.0	132.0	0.24	\$2,506	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-457-012	735 HORTON	12/20/21	PTA	03-ARM'S LENGTH	\$200,000	\$109,786	80.0	132.0	0.24	\$1,372	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-457-013	729 HORTON	08/05/21	PTA	03-ARM'S LENGTH	\$430,000	\$224,106	80.0	132.0	0.24	\$2,801	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-404-010	965 GRACE	03/30/23	PTA	03-ARM'S LENGTH	\$625,000	\$232,892	83.6	144.0	0.26	\$2,787	80.00	R009	NORTH/CENTRAL/SOUTH OAKWOOD	401
48-22-34-455-015	729 GRACE	05/20/22	PTA	03-ARM'S LENGTH	\$450,000	\$450,000	83.6	144.0	0.26	\$5,386	80.00	R011	NORTH/CENTRAL/SOUTH OAKWOOD	401
<b>Totals:</b>					<b>\$4,658,900</b>	<b>\$2,333,625</b>	<b>721.6</b>		<b>2.19</b>					
							<b>\$5,386</b>	<b>per Net Acre=&gt;</b>						
								<b>Average</b>						



2024 LAND VALUE  
 NORTH/CENTRAL/SOUTH OAKWOOD VACANT

4/1/21 - 3/31/23

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Land Table	Class
48-22-34-454-005	HORTON	05/13/22	PTA	03-ARM'S LENGTH	\$185,000	\$185,000	78.2	126.0	0.23	\$2,367	80.00	R010	NORTH/CENTRAL/SOUTH OAKWOOD	402
<b>Totals:</b>					<b>\$185,000</b>	<b>\$185,000</b>	<b>78.2</b>		<b>0.23</b>					
									<b>Average</b>					
									<b>\$2,367</b>	<b>per Net Acre=&gt;</b>				

2024 LAND VALUE  
RIVER PARK CONDOS

4/1/21 -3/31/23

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	ECF Area	Land Table	Inspected Date	Class
48-22-34-479-015	679 RIVER PARK VILLAGE BLVD	07/01/22	03-ARM'S LENGTH	\$250,000	\$64,444	RC031	RIVER PARK CONDOS	11/11/2002	401
48-22-34-479-027	703 E RIVER PARK VILLAGE BLVD	06/13/22	03-ARM'S LENGTH	\$250,000	\$64,444	RC031	RIVER PARK CONDOS	11/11/2002	401
<b>Totals:</b>				<b>\$500,000</b>	<b>\$128,888</b>				

---

2024 LAND VALUE  
COVES N'VILLE IMPROVED

4/1/21 - 3/31/23

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Land Table	Class
48-22-34-351-040	21098 BOULDER	03/09/22	03-ARM'S LENGTH	\$270,000	\$83,650	\$56,700	COVES N'VILLE CONDO	401
48-22-34-351-045	21086 BOULDER	12/14/22	03-ARM'S LENGTH	\$298,000	\$67,406	\$56,700	COVES N'VILLE CONDO	401
48-22-34-351-049	21078 BOULDER	09/30/22	03-ARM'S LENGTH	\$240,000	\$20,079	\$56,700	COVES N'VILLE CONDO	401
48-22-34-351-050	21076 BOULDER	09/16/21	03-ARM'S LENGTH	\$235,000	\$52,962	\$56,700	COVES N'VILLE CONDO	401
48-22-34-351-063	21046 BOULDER	07/01/21	03-ARM'S LENGTH	\$226,000	\$44,016	\$56,700	COVES N'VILLE CONDO	401
48-22-34-351-065	21040 BOULDER CIRCLE	12/16/22	03-ARM'S LENGTH	\$260,000	\$73,958	\$56,700	COVES N'VILLE CONDO	401
<b>Totals:</b>				<b>\$1,529,000</b>	<b>\$342,071</b>	<b>\$340,200</b>		
						<b>Average</b>		
						<b>per FF=&gt;</b>		

2024 LAND VALUE  
LEXINGTON CONDO PH 1 2

4/1/21 - 3/31/23

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Land Table	Class
48-22-33-476-030	1048 BRISTOL	10/05/22	PTA	03-ARM'S LENGTH	\$327,500	\$110,836	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-033	1054 BRISTOL	06/02/21	PTA	03-ARM'S LENGTH	\$230,000	\$23,008	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-047	1082 WASHINGTON	11/09/22	PTA	03-ARM'S LENGTH	\$350,000	\$141,006	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-054	1116 WASHINGTON	08/22/22	PTA	03-ARM'S LENGTH	\$307,500	\$103,311	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-055	1118 WASHINGTON	06/28/22	PTA	03-ARM'S LENGTH	\$329,000	\$157,929	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-069	908 WILLIAMSBURG	04/05/21	PTA	03-ARM'S LENGTH	\$281,000	\$76,587	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-071	904 WILLIAMSBURG	06/07/21	PTA	03-ARM'S LENGTH	\$291,000	\$96,042	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-071	904 WILLIAMSBURG	08/19/22	PTA	03-ARM'S LENGTH	\$320,000	\$125,042	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-080	846 YORKTOWN COURT	06/10/21	WD	03-ARM'S LENGTH	\$300,000	\$121,942	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-088	868 YORKTOWN COURT	05/10/21	PTA	03-ARM'S LENGTH	\$238,000	\$48,564	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-088	868 YORKTOWN COURT	01/31/23	PTA	03-ARM'S LENGTH	\$328,500	\$139,064	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-090	880 YORKTOWN COURT	05/06/21	PTA	03-ARM'S LENGTH	\$237,000	\$45,045	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-095	870 YORKTOWN COURT	09/21/22	PTA	03-ARM'S LENGTH	\$351,500	\$136,208	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-120	942 NEW HAVEN	09/15/21	WD	03-ARM'S LENGTH	\$235,000	\$61,208	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-126	954 NEW HAVEN	11/21/22	PTA	03-ARM'S LENGTH	\$205,000	\$16,058	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-128	960 NEW HAVEN	10/05/21	PTA	03-ARM'S LENGTH	\$285,000	\$113,299	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-150	1138 CONCORD	04/06/21	PTA	03-ARM'S LENGTH	\$273,000	\$67,488	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-152	1134 CONCORD	01/14/22	PTA	03-ARM'S LENGTH	\$289,000	\$67,547	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-156	1256 CHARLESTON	09/15/21	PTA	03-ARM'S LENGTH	\$280,000	\$62,809	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-165	814 REVERE	06/23/22	PTA	03-ARM'S LENGTH	\$310,000	\$71,524	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-193	1228 CHARLESTON	10/26/22	PTA	03-ARM'S LENGTH	\$290,000	\$42,156	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-203	1096 WASHINGTON	05/11/22	PTA	03-ARM'S LENGTH	\$272,500	\$14,211	\$50,000	LEXINGTON CONDO PH 1 & 2	401
48-22-33-476-205	1100 WASHINGTON	11/03/22	PTA	03-ARM'S LENGTH	\$265,000	\$71,602	\$50,000	LEXINGTON CONDO PH 1 & 2	401
<b>Totals:</b>					<b>\$6,595,500</b>	<b>\$1,912,486</b>	<b>\$1,150,000</b>		
							<b>Average</b>		
							<b>per FF=&gt;</b>		

2024 LAND VALUE  
N'VILLE HEIGHTS 1,2

4/1/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
48-22-34-303-003	929 JEFFREY	07/28/22	PTA	03-ARM'S LENGTH	\$385,000	\$146,400	\$323,048	\$125,768	63.8	118.0	0.17	\$1,971	63.00	N'VILLE HEIGHTS 1,2
48-22-34-332-014	201 S ELY	12/01/21	PTA	03-ARM'S LENGTH	\$295,000	\$136,500	\$309,868	\$50,414	65.3	116.0	0.17	\$772	65.00	N'VILLE HEIGHTS 1,2
48-22-34-329-015	311 N ELY	08/05/22	PTA	03-ARM'S LENGTH	\$462,000	\$151,800	\$334,911	\$193,089	66.0	115.0	0.17	\$2,926	66.00	N'VILLE HEIGHTS 1,2
48-22-34-329-022	203 N ELY	06/24/22	PTA	03-ARM'S LENGTH	\$323,692	\$120,200	\$264,166	\$127,362	67.8	108.0	0.17	\$1,877	70.00	N'VILLE HEIGHTS 1,2
48-22-34-329-008	924 JEFFREY	11/24/21	PTA	03-ARM'S LENGTH	\$375,000	\$147,900	\$326,293	\$116,707	68.0	115.0	0.18	\$1,716	68.00	N'VILLE HEIGHTS 1,2
48-22-34-331-017	106 S ELY	03/18/22	PTA	03-ARM'S LENGTH	\$376,000	\$123,200	\$283,216	\$160,878	68.1	112.0	0.18	\$2,363	69.00	N'VILLE HEIGHTS 1,2
48-22-34-327-003	331 SHERRIE	05/24/21	PTA	03-ARM'S LENGTH	\$345,000	\$155,200	\$342,846	\$70,303	68.1	109.0	0.18	\$1,032	70.00	N'VILLE HEIGHTS 1,2
48-22-34-329-021	211 N ELY	08/25/22	WD	03-ARM'S LENGTH	\$425,000	\$126,700	\$278,546	\$214,619	68.2	106.0	0.17	\$3,149	71.00	N'VILLE HEIGHTS 1,2
48-22-34-327-010	281 SHERRIE	03/17/23	PTA	03-ARM'S LENGTH	\$351,000	\$158,300	\$347,272	\$77,753	74.0	91.0	0.18	\$1,050	85.00	N'VILLE HEIGHTS 1,2
48-22-34-329-009	910 JEFFREY	12/21/21	PTA	03-ARM'S LENGTH	\$425,000	\$236,200	\$527,596	(\$26,310)	76.3	110.0	0.20	(\$345)	78.00	N'VILLE HEIGHTS 1,2
48-22-34-330-024	209 DEBRA	06/17/21	PTA	03-ARM'S LENGTH	\$350,000	\$169,200	\$376,189	\$53,179	79.4	100.0	0.20	\$670	88.00	N'VILLE HEIGHTS 1,2
48-22-34-303-008	419 S ELY	09/28/21	PTA	03-ARM'S LENGTH	\$345,000	\$146,700	\$322,187	\$104,507	81.7	118.0	0.22	\$1,279	81.00	N'VILLE HEIGHTS 1,2
48-22-34-302-002	1139 JEFFREY	06/25/21	PTA	03-ARM'S LENGTH	\$430,000	\$169,400	\$367,015	\$155,608	92.6	125.0	0.27	\$1,680	94.00	N'VILLE HEIGHTS 1,2
48-22-34-330-019	902 ELY CT	08/19/22	PTA	03-ARM'S LENGTH	\$395,000	\$169,400	\$362,809	\$143,098	120.6	155.9	0.43	\$1,187	119.00	N'VILLE HEIGHTS 1,2
<b>Totals:</b>					<b>\$5,282,692</b>	<b>\$2,157,100</b>	<b>\$4,765,962</b>	<b>\$1,566,975</b>	<b>1,059.9</b>		<b>2.89</b>			
						<b>Std. Dev. =&gt;</b>			<b>\$1,187</b>		<b>per Net Acre=&gt;</b>			
						<b>Sale. Ratio =&gt;</b>					<b>Average</b>			

2024 LAND VALUE  
LEXINGTON N (E-W)

4/1/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Land Table
48-22-34-302-016	502 MORGAN CR	07/11/22	PTA	03-ARM'S LENGTH	\$450,000	\$167,038	\$56,365	93.9	146.0	0.31	\$1,778	LEXINGTON NORTH (E & W)
<b>Totals:</b>					<b>\$450,000</b>	<b>\$167,038</b>	<b>\$56,365</b>	<b>93.9</b>		<b>0.31</b>		
							<b>Average per FF=&gt;</b>	<b>\$1,778</b>	<b>Average per Net Acre=&gt;</b>			

2024 Land Value  
N'Ville Estates

4/1/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Land Residual	Effec. Front	Net Acres	Dollars/FF	Actual Front	ECF Area	Land Table
48-22-33-353-010	47010 DUNSANY	03/03/23	PTA	03-ARM'S LENGTH	\$310,000	\$147,800	\$41,675	140.1	0.49	\$297	140.00	R002	N'VILLE ESTATES
48-22-33-352-004	47131 S CHIGWIDDEN	12/30/21	PTA	03-ARM'S LENGTH	\$365,500	\$158,300	\$65,090	141.4	0.51	\$460	140.00	R002	N'VILLE ESTATES
48-22-33-352-010	47111 S CHIGWIDDEN	06/17/21	WD	03-ARM'S LENGTH	\$405,000	\$146,300	\$138,222	145.8	0.56	\$948	143.00	R002	N'VILLE ESTATES
48-22-33-352-010	47111 S CHIGWIDDEN	10/11/22	PTA	03-ARM'S LENGTH	\$410,000	\$153,400	\$143,222	145.8	0.56	\$982	143.00	R002	N'VILLE ESTATES
48-22-33-376-012	20826 E CHIGWIDDEN	10/22/21	PTA	03-ARM'S LENGTH	\$505,000	\$190,300	\$125,672	146.0	0.50	\$861	146.00	R002	N'VILLE ESTATES
48-22-33-303-012	21371 STANSTEAD	01/14/22	WD	03-ARM'S LENGTH	\$305,000	\$140,100	\$39,407	148.8	0.57	\$265	146.00	R002	N'VILLE ESTATES
48-22-33-303-012	21371 STANSTEAD	05/04/22	PTA	03-ARM'S LENGTH	\$490,000	\$148,900	\$224,407	148.8	0.57	\$1,508	146.00	R002	N'VILLE ESTATES
48-22-33-376-009	20930 E CHIGWIDDEN	02/11/22	PTA	03-ARM'S LENGTH	\$459,000	\$171,100	\$111,736	150.0	0.52	\$745	150.00	R002	N'VILLE ESTATES
48-22-33-351-008	47250 S CHIGWIDDEN	06/18/21	PTA	03-ARM'S LENGTH	\$450,000	\$167,100	\$115,972	153.7	0.52	\$755	154.00	R002	N'VILLE ESTATES
48-22-33-354-005	46855 DUNSANY	07/13/21	PTA	03-ARM'S LENGTH	\$477,000	\$180,900	\$127,034	154.9	0.64	\$820	150.00	R002	N'VILLE ESTATES
48-22-33-303-007	21412 HOLMBURY	08/19/22	WD	03-ARM'S LENGTH	\$465,000	\$249,800	(\$48,035)	162.4	0.73	(\$296)	155.00	R002	N'VILLE ESTATES
48-22-33-355-010	46925 S CHIGWIDDEN	05/14/21	PTA	03-ARM'S LENGTH	\$360,000	\$151,600	\$78,682	163.0	0.62	\$483	160.00	R002	N'VILLE ESTATES
48-22-33-303-005	21472 HOLMBURY	05/24/21	PTA	03-ARM'S LENGTH	\$430,000	\$176,800	\$100,128	167.7	0.54	\$597	170.00	R002	N'VILLE ESTATES
<b>Totals:</b>													
						<b>\$5,121,500</b>							
							<b>\$2,034,600</b>						
							<b>\$1,221,537</b>						
								<b>2,311.0</b>					
									<b>6.85</b>				
										<b>Average</b>			

2024 LAND VALUE  
PHEASANT HILLS/ABBAY KNOLL

4/1/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Land Table
48-22-33-376-023	953 WHITEGATE	12/15/21	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$268,079	85.7	108.0	0.25	\$3,128	101.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-378-007	1036 PORTSMERE	09/10/21	\$617,000	PTA	03-ARM'S LENGTH	\$617,000	\$83,779	89.4	120.0	0.28	\$937	100.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-327-006	1032 ELMSMERE	05/18/22	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$174,698	93.1	130.0	0.30	\$1,877	100.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-452-016	881 POND ISLAND	08/04/21	\$695,000	PTA	03-ARM'S LENGTH	\$695,000	\$245,820	93.4	148.0	0.32	\$2,633	94.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-402-009	980 WHITEGATE	08/09/21	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$139,452	93.9	120.0	0.29	\$1,485	105.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-376-036	1027 GLENHILL	07/13/22	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$184,003	94.2	133.0	0.31	\$1,954	100.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-328-022	1008 GLENHILL	10/14/22	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$103,164	94.9	135.0	0.31	\$1,087	100.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-377-004	1032 ANDOVER	08/10/22	\$680,000	PTA	03-ARM'S LENGTH	\$680,000	\$169,795	96.6	120.0	0.30	\$1,758	108.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-427-047	990 MCDONALD	06/30/21	\$790,000	PTA	03-ARM'S LENGTH	\$790,000	\$160,446	100.0	150.0	0.34	\$1,604	100.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-477-002	948 MCDONALD	09/26/22	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$174,143	100.0	150.0	0.34	\$1,741	100.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-403-014	1003 MCDONALD	10/04/21	\$803,000	PTA	03-ARM'S LENGTH	\$803,000	\$269,875	101.1	139.0	0.34	\$2,670	105.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-403-012	1002 COLDSRING	09/14/21	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$121,338	104.3	151.0	0.36	\$1,163	104.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-402-020	957 COLDSRING	07/09/21	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	(\$60,731)	106.8	171.0	0.39	(\$569)	100.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-477-009	900 MCDONALD	04/09/21	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$246,080	109.7	170.0	0.40	\$2,244	103.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-477-009	900 MCDONALD	04/09/21	\$820,000	PTA	03-ARM'S LENGTH	\$820,000	\$266,080	109.7	170.0	0.40	\$2,427	103.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-376-038	1039 GLENHILL	07/12/21	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$159,727	113.0	133.0	0.37	\$1,414	120.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-427-044	1008 MCDONALD	04/07/22	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$327,510	116.0	170.0	0.43	\$2,822	109.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-453-011	912 COLDSRING	05/20/22	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$348,929	118.8	160.0	0.42	\$2,938	115.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-452-021	903 MCDONALD	11/22/22	\$875,000	PTA	03-ARM'S LENGTH	\$875,000	\$167,994	120.2	179.0	0.45	\$1,398	110.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-377-002	950 WHITEGATE	05/25/22	\$751,000	PTA	03-ARM'S LENGTH	\$751,000	\$313,377	123.8	152.0	0.43	\$2,531	123.00	R003	PHEASANT HILLS/ABBAY KNOLL
48-22-33-403-018	979 MCDONALD	12/12/22	\$815,000	PTA	03-ARM'S LENGTH	\$815,000	\$245,363	131.5	180.0	0.50	\$1,867	120.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-477-011	855 MCDONALD	12/20/21	\$760,000	PTA	03-ARM'S LENGTH	\$760,000	\$134,285	132.8	190.0	0.82	\$1,011	118.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-402-030	1001 ELMSMERE	10/08/21	\$686,000	PTA	03-ARM'S LENGTH	\$686,000	\$245,855	134.6	209.0	0.55	\$1,827	114.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-401-010	986 ELMSMERE	11/18/21	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,255	138.4	160.0	0.49	\$1,729	134.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-452-022	901 MCDONALD	09/03/21	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$345,959	139.1	148.0	0.48	\$2,488	140.00	R004	PHEASANT HILLS/ABBAY KNOLL
48-22-33-451-007	1015 PORTSMERE	09/16/22	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$166,200	243.9	195.0	0.96	\$681	215.00	R003	PHEASANT HILLS/ABBAY KNOLL
<b>Totals:</b>			<b>\$17,652,000</b>			<b>\$17,652,000</b>	<b>\$4,972,396</b>	<b>\$2,488</b>		<b>per Net Acre=&gt;</b>				
											<b>5,386.7</b>			
											<b>10.56</b>			
											<b>Average</b>			