



Residential Vacant Land Sale Study

Roll year: 2026

Prescribed Two-Year Study Date Range:

04/01/2023-03/31/2025

Date Prepared: June 2025

School District: East Grand Rapids

2026 Land Analysis-Residential
Base Rate

Sales between 4/1/2023-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Class	Rate Group
41-14-33-351-005	1626 ALEXANDER RD SE	04/03/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$296,400	49.41	\$742,331	\$608,608	\$203,039	60.7	153.0	0.20	0.20	\$999	\$303,040	\$6.96	57.00	03000			RESIDENTIAL	401	BASE RATE
41-14-34-351-005	965 LAKE GROVE AVE SE	04/03/23	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$556,700	38.66	\$1,396,947	\$525,350	\$121,297	66.8	113.0	0.19	0.19	\$3,823	\$1,513,058	\$31.02	73.00	16000			RESIDENTIAL	401	BASE RATE
41-18-04-254-007	1436 LAUREL AVE SE	04/14/23	\$672,500	WD	03-ARM'S LENGTH	\$672,500	\$245,800	36.55	\$641,790	\$268,026	\$237,316	70.9	131.0	0.22	0.22	\$3,779	\$1,235,143	\$28.35	72.00	18000			RESIDENTIAL	401	BASE RATE
41-14-34-352-021	1011 LAKE GROVE AVE SE	04/17/23	\$1,280,000	WD	03-ARM'S LENGTH	\$1,280,000	\$446,100	34.85	\$1,112,630	\$338,420	\$171,050	51.1	200.0	0.19	0.19	\$6,620	\$1,753,472	\$48.25	42.00	16000			RESIDENTIAL	401	BASE RATE
41-14-33-306-004	1620 MACKINAW RD SE	04/18/23	\$792,000	WD	03-ARM'S LENGTH	\$792,000	\$257,100	32.46	\$733,991	\$233,366	\$175,357	52.4	132.0	0.16	0.16	\$4,453	\$1,449,478	\$33.28	53.00	03000			RESIDENTIAL	401	BASE RATE
41-14-33-106-014	507 GLADSTONE AVE SE	04/24/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$266,900	42.70	\$673,917	\$108,115	\$157,732	47.1	120.0	0.14	0.14	\$2,308	\$788,514	\$18.10	50.00	02000			RESIDENTIAL	401	BASE RATE
41-14-34-276-007	3103 MANHATTAN LN SE	04/24/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$623,300	26.52	\$1,840,248	\$566,825	\$862,853	257.9	399.0	1.37	1.37	\$5,323	\$998,985	\$29.93	150.00	09000			RESIDENTIAL	401	BASE RATE
41-14-34-356-004	1018 LAKE GROVE AVE SE	04/24/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$167,700	37.27	\$433,549	\$148,946	\$132,495	39.6	120.0	0.12	0.12	\$3,761	\$1,284,071	\$22.98	42.00	16000			RESIDENTIAL	401	BASE RATE
41-14-33-154-019	726 ROSEWOOD AVE SE	04/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,600	49.65	\$540,062	\$75,321	\$215,983	64.5	100.0	0.17	0.17	\$1,176	\$441,401	\$10.13	75.00	02000			RESIDENTIAL	401	BASE RATE
41-18-03-253-000	1420 WOODLAWN AVE SE	04/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$207,300	66.84	\$336,537	\$43,952	\$260,489	77.9	138.0	0.24	0.24	\$565	\$180,131	\$4.14	77.00	17000			RESIDENTIAL	401	BASE RATE
41-14-33-455-021	2150 ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$359,500	39.99	\$893,218	\$181,058	\$175,276	52.4	137.0	0.16	0.16	\$3,456	\$1,104,012	\$25.34	52.00	05000			RESIDENTIAL	401	BASE RATE
41-14-34-377-008	2645 HALL ST SE	05/01/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$393,600	42.32	\$1,035,203	\$383,473	\$488,676	158.0	156.5	0.53	0.53	\$2,426	\$726,275	\$16.67	147.00	16000			RESIDENTIAL	401	BASE RATE
41-14-34-428-016	3175 BONNELL AVE SE	05/01/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$373,000	33.91	\$1,023,355	\$553,007	\$476,362	142.4	263.0	0.62	0.62	\$3,884	\$887,739	\$20.61	102.00	09000			RESIDENTIAL	401	BASE RATE
41-14-34-327-033	904 BELLCLAIRE AVE SE	05/02/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$309,300	37.27	\$871,000	\$278,243	\$319,343	100.2	120.5	0.30	0.30	\$2,776	\$915,273	\$21.01	110.00	09000			RESIDENTIAL	401	BASE RATE
41-14-27-382-030	345 PIONEER CLUB RD SE	05/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$217,100	45.23	\$578,307	\$234,858	\$333,165	99.6	204.0	0.38	0.38	\$2,359	\$619,678	\$14.23	81.00	08000			RESIDENTIAL	401	BASE RATE
41-18-03-202-009	2936 HALL ST SE	05/05/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$285,600	33.80	\$700,275	\$391,615	\$246,890	73.8	150.0	0.24	0.24	\$5,307	\$1,624,959	\$37.30	70.00	17000			RESIDENTIAL	401	BASE RATE
41-18-03-254-001	1408 RIDGEWOOD AVE SE	05/05/23	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$231,700	45.17	\$614,896	\$221,807	\$323,703	96.7	140.0	0.31	0.31	\$2,293	\$727,236	\$16.70	95.00	17000			RESIDENTIAL	401	BASE RATE
41-14-33-455-011	2155 BURCHARD ST SE	05/09/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,400	38.57	\$517,961	\$204,322	\$192,283	57.5	86.0	0.14	0.14	\$3,555	\$1,438,887	\$33.03	72.00	05000			RESIDENTIAL	401	BASE RATE
41-14-34-302-022	939 BELLCLAIRE AVE SE	05/15/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$304,100	41.66	\$860,857	\$72,121	\$202,978	60.7	138.0	0.19	0.19	\$1,189	\$379,584	\$8.71	60.00	09000			RESIDENTIAL	401	BASE RATE
41-18-03-307-051	2438 ARUNDEL RD SE	05/15/23	\$819,900	WD	03-ARM'S LENGTH	\$819,900	\$318,700	38.87	\$832,158	\$304,518	\$316,776	94.7	121.0	0.28	0.28	\$3,217	\$1,095,388	\$25.15	100.00	12000			RESIDENTIAL	401	BASE RATE
41-18-04-01-026	2052 GORHAM DR SE	05/17/23	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$139,600	34.81	\$374,405	\$208,452	\$201,897	60.3	120.0	0.18	0.18	\$3,787	\$1,298,250	\$28.80	64.00	18000			RESIDENTIAL	401	BASE RATE
41-14-33-176-010	720 PLYMOUTH RD SE	05/18/23	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$430,400	44.60	\$1,354,019	\$103,423	\$492,442	154.9	324.0	0.74	0.74	\$668	\$139,009	\$3.19	100.00	03000			RESIDENTIAL	401	BASE RATE
41-14-33-409-004	836 FLORAL AVE SE	05/19/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$310,600	35.50	\$845,087	\$182,715	\$252,802	75.6	137.0	0.24	0.24	\$4,742	\$1,197,945	\$27.50	75.00	05000			RESIDENTIAL	401	BASE RATE
41-14-34-451-013	2060 WOODCLIFF CIR SE	05/22/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$305,400	41.84	\$849,597	\$348,842	\$438,439	131.0	268.0	0.57	0.57	\$2,433	\$557,416	\$18.80	93.00	09000			RESIDENTIAL	401	BASE RATE
41-14-34-378-004	2829 MANOR DR SE	05/23/23	\$454,528	WD	03-ARM'S LENGTH	\$454,528	\$188,600	42.33	\$499,629	\$163,389	\$217,490	65.0	135.0	0.20	0.20	\$2,514	\$812,881	\$18.66	65.00	16000			RESIDENTIAL	401	BASE RATE
41-14-34-476-027	3007 WOODCLIFF CIR SE	05/23/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$355,500	39.07	\$1,019,875	\$280,672	\$390,547	116.7	152.0	0.38	0.38	\$2,405	\$730,917	\$16.78	110.00	09000			RESIDENTIAL	401	BASE RATE
41-14-34-476-024	1151 IDEMA DR SE	05/26/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$150,500	33.37	\$440,290	\$158,442	\$157,732	47.1	120.0	0.14	0.14	\$3,573	\$1,220,594	\$28.02	50.00	09000			RESIDENTIAL	401	BASE RATE
41-18-03-102-006	2045 OAKWOOD DR SE	05/31/23	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$210,700	38.45	\$637,325	\$121,461	\$301,786	90.2	152.0	0.30	0.30	\$2,356	\$715,357	\$16.42	85.00	11000			RESIDENTIAL	401	BASE RATE
41-18-03-201-015	2816 HALL ST SE	05/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,900	49.98	\$856,237	(\$8,072)	\$348,165	104.1	169.0	0.36	0.36	(\$78)	(\$22,360)	(\$0.51)	93.00	11000			RESIDENTIAL	401	BASE RATE
41-18-03-328-066	1740 ANDOVER LN SE	06/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$468,948	\$125,680	\$259,628	77.6	127.0	0.23	0.23	\$2,780	\$925,665	\$21.25	80.00	12000			RESIDENTIAL	401	BASE RATE
41-14-33-427-028	965 LAKESIDE DR SE	06/06/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$186,400	40.52	\$464,654	\$151,094	\$155,748	46.5	117.0	0.13	0.13	\$3,246	\$1,127,567	\$25.89	50.00	05000			RESIDENTIAL	401	BASE RATE
41-18-04-281-009	1516 ROSALIND RD SE	06/06/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$252,800	33.05	\$661,345	\$368,645	\$264,990	79.2	120.0	0.23	0.23	\$4,655	\$1,595,866	\$36.64	84.00	18000			RESIDENTIAL	401	BASE RATE
41-14-33-457-001	1112 SAN JOSE DR SE	06/07/23	\$543,117	WD	03-ARM'S LENGTH	\$543,117	\$190,800	35.13	\$471,805	\$225,500	\$153,738	45.9	114.0	0.13	0.13	\$4,898	\$1,171,939	\$39.44	50.00	05000			RESIDENTIAL	401	BASE RATE
41-18-03-307-049	2430 ARUNDEL DR SE	06/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$325,100	41.95	\$791,038	\$278,334	\$294,372	88.0	129.0	0.27	0.27	\$3,164	\$1,042,449	\$28.93	90.00	12000			RESIDENTIAL	401	BASE RATE
41-14-27-482-026	304 ARUNDEL DR SE	06/09/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$490,100	36.99	\$1,282,143	\$664,042	\$621,185	185.7	161.0	0.62	0.62	\$3,577	\$1,064,170	\$24.43	170.00	08000			RESIDENTIAL	401	BASE RATE
41-14-33-255-001	728 SAN JOSE DR SE	06/13/23	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$384,600	43.46	\$1,021,691	\$228,909	\$365,600	118.0	160.0	0.32	0.32	\$1,990	\$715,341	\$16.34	128.00	20000			RESIDENTIAL	401	BASE RATE
41-14-33-326-006	910 PLYMOUTH RD SE	06/16/23	\$1,405,000	WD	03-ARM'S LENGTH	\$1,405,000	\$398,200	28.34	\$1,123,488	\$701,802	\$420,290	125.6	213.0	0.49	0.49	\$5,587	\$1,435,178	\$32.95	100.00	20000			RESIDENTIAL	401	BASE RATE
41-18-03-205-019	2821 ELMWOOD DR SE	06/16/23	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$386,700	39.26	\$1,041,494	\$399,095	\$455,589	136.2	186.0	0.50	0.50	\$2,931	\$806,253	\$18.51	116.00	11000			RESIDENTIAL	401	BASE RATE
41-18-03-154-007	2450 RICHARDS DR SE	06/23/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$135,200	38.63	\$348,189	\$152,828	\$151,017	45.1	110.0	0.13	0.13	\$3,386	\$1,212,921	\$27.84	50.00	09000			RESIDENTIAL	401	BASE RATE
41-14-34-277-001	636 MANHATTAN RD SE	06/29/23	\$1,680,000	WD	03-ARM'S LENGTH	\$1,680,000	\$532,000	31.67	\$1,488,770	\$660,576	\$469,346	140.3	170.												

2026 Land Analysis-Residential
Base Rate
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group
41-14-34-202-012	421 MANHATTAN RD SE	11/15/23	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$665,000	26.90	\$1,651,381	\$904,753	\$456,134	136.3	200.0	0.51	0.51	\$6,637	\$1,760,220	\$40.41	112.00	09000			RESIDENTIAL	401	BASE RATE
41-14-34-327-013	942 BELLAIRRE AVE SE	11/16/23	\$866,000	WD	03-ARM'S LENGTH	\$866,000	\$326,300	37.68	\$910,548	\$375,941	\$420,489	138.2	143.4	0.56	0.56	\$2,719	\$671,323	\$15.41	106.00	09000			RESIDENTIAL	401	BASE RATE
41-18-03-126-002	2536 HALL ST SE	11/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$179,300	44.27	\$501,282	\$166,287	\$262,569	78.5	156.0	0.26	0.26	\$2,119	\$637,153	\$14.63	73.00	11000			RESIDENTIAL	401	BASE RATE
41-14-33-101-011	436 ROSEWOOD AVE SE	12/12/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$213,800	30.11	\$720,402	\$111,505	\$121,907	36.4	112.0	0.10	0.10	\$3,060	\$1,082,573	\$24.85	40.00	02000			RESIDENTIAL	401	BASE RATE
41-14-33-303-004	812 ROSEWOOD DR SE	12/14/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$355,500	39.50	\$1,072,831	\$131,561	\$304,392	19.0	132.0	0.28	0.28	\$1,446	\$471,545	\$10.83	92.00	03000			RESIDENTIAL	401	BASE RATE
41-14-34-328-006	964 PRINCEWILL BLVD SE	12/14/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$339,600	43.26	\$960,479	\$152,750	\$328,229	98.1	198.0	0.37	0.37	\$1,557	\$415,082	\$9.53	81.00	09000			RESIDENTIAL	401	BASE RATE
41-18-04-201-007	1321 CORNELL AVE SE	12/21/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$288,200	35.58	\$795,841	\$334,589	\$920,430	95.8	119.0	0.28	0.28	\$3,494	\$1,199,244	\$27.53	102.00	06000			RESIDENTIAL	401	BASE RATE
41-18-02-101-020	3200 HALL ST SE	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$185,400	37.08	\$735,637	\$303,812	\$539,449	161.2	290.0	0.73	0.73	\$1,884	\$415,044	\$9.53	110.00	17000			RESIDENTIAL	401	BASE RATE
41-14-33-457-004	1125 SAN JOSE DR SE	12/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$126,200	34.11	\$350,745	\$195,283	\$176,028	52.6	115.0	0.15	0.15	\$3,712	\$1,301,887	\$29.89	57.00	05000			RESIDENTIAL	401	BASE RATE
41-14-33-354-003	309 BRIARWOOD AVE SE	01/02/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$261,100	45.71	\$920,567	\$104,051	\$238,618	70.1	118.0	0.20	0.20	\$1,484	\$313,567	\$11.77	75.00	02000			RESIDENTIAL	401	BASE RATE
41-18-03-328-002	1720 CONLON AVE SE	01/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$284,100	52.99	\$990,544	(\$125,743)	\$309,801	92.6	123.0	0.27	0.27	(\$1,358)	(\$458,916)	(\$10,54)	97.00	12000			RESIDENTIAL	401	BASE RATE
41-14-33-304-003	801 PLYMOUTH RD SE	01/19/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$610,800	39.41	\$1,798,502	\$529,391	\$777,893	258.3	87.1	0.64	0.64	\$2,049	\$822,036	\$18.87	322.00	03000			RESIDENTIAL	401	BASE RATE
41-18-03-152-009	2458 MAPLEWOOD DR SE	02/02/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$322,800	48.91	\$816,625	\$168,089	\$324,714	97.0	147.0	0.31	0.31	\$1,732	\$535,315	\$16.29	93.00	11000			RESIDENTIAL	401	BASE RATE
41-14-27-382-023	252 HODENPLY DR SE	02/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$177,000	35.76	\$479,727	\$295,545	\$280,272	83.8	148.0	0.27	0.27	\$3,528	\$1,086,563	\$24.94	80.00	08000			RESIDENTIAL	401	BASE RATE
41-18-04-431-009	2341 ENGLEWOOD DR SE	02/06/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$184,500	31.54	\$538,811	\$272,345	\$226,156	67.6	94.0	0.18	0.18	\$4,029	\$1,556,257	\$35.73	81.00	18000			RESIDENTIAL	401	BASE RATE
41-14-33-152-005	612 GLADSTONE AVE SE	02/15/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,600	38.36	\$489,801	\$104,188	\$143,989	43.0	100.0	0.12	0.12	\$2,421	\$905,983	\$20.80	50.00	02000			RESIDENTIAL	401	BASE RATE
41-18-03-227-002	1220 WOODSHIRE AVE SE	02/15/24	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$328,700	38.22	\$849,521	\$395,767	\$385,288	115.1	179.0	0.41	0.41	\$3,437	\$962,937	\$22.11	100.00	17000			RESIDENTIAL	401	BASE RATE
41-18-04-405-013	2145 TENWAY DR SE	02/26/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$159,100	39.28	\$445,405	\$177,059	\$217,464	65.0	110.0	0.18	0.18	\$2,724	\$972,852	\$22.33	72.00	18000			RESIDENTIAL	401	BASE RATE
41-14-34-353-024	1057 KENEBERRY WAY SE	02/28/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$147,400	44.67	\$378,399	\$159,807	\$208,206	62.2	120.0	0.18	0.18	\$2,568	\$878,060	\$20.16	66.00	16000			RESIDENTIAL	401	BASE RATE
41-18-03-127-007	2612 BEECHWOOD DR SE	03/01/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$302,400	30.24	\$794,031	\$444,487	\$328,518	71.3	140.0	0.23	0.23	\$6,235	\$1,975,498	\$45.35	70.00	11000			RESIDENTIAL	401	BASE RATE
41-14-33-108-005	554 ROSEWOOD AVE SE	03/11/24	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$308,700	42.55	\$756,212	\$158,566	\$189,278	57.6	120.0	0.17	0.17	\$2,803	\$961,006	\$16.06	60.00	02000			RESIDENTIAL	401	BASE RATE
41-14-33-103-039	485 ENGLEWOOD AVE SE	03/15/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$185,600	30.43	\$470,667	\$265,519	\$126,186	37.7	120.0	0.11	0.11	\$7,041	\$2,413,809	\$55.41	40.00	02000			RESIDENTIAL	401	BASE RATE
41-18-04-402-028	2141 ENGLEWOOD DR SE	03/15/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$179,900	35.27	\$501,167	\$280,435	\$271,602	81.2	154.0	0.27	0.27	\$3,455	\$1,042,509	\$23.93	76.00	18000			RESIDENTIAL	401	BASE RATE
41-18-03-129-011	2653 LAKWOOD DR SE	03/22/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$471,800	47.18	\$1,139,093	\$181,756	\$320,849	95.9	164.0	0.33	0.33	\$1,895	\$554,134	\$12.72	87.00	11000			RESIDENTIAL	401	BASE RATE
41-18-03-155-008	1555 LAM GROVE AVE SE	03/26/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$211,900	41.15	\$531,188	\$174,612	\$190,800	57.0	76.0	0.13	0.13	\$3,062	\$1,312,872	\$30.14	76.00	12000			RESIDENTIAL	401	BASE RATE
41-14-28-352-026	321 ROSEWOOD AVE SE	03/27/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$184,200	30.20	\$493,736	\$230,191	\$113,567	37.7	120.0	0.11	0.11	\$6,104	\$2,092,645	\$48.04	40.00	02000			RESIDENTIAL	401	BASE RATE
41-14-33-154-014	700 ROSEWOOD AVE SE	03/27/24	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$155,600	33.32	\$420,636	\$144,852	\$195,488	32.7	100.0	0.09	0.09	\$4,429	\$1,654,966	\$38.22	38.00	02000			RESIDENTIAL	401	BASE RATE
41-14-28-354-005	310 BRIARWOOD AVE SE	04/03/24	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$276,200	34.31	\$641,918	\$139,494	\$156,412	46.7	118.0	0.14	0.14	\$6,835	\$2,366,622	\$54.33	50.00	02000			RESIDENTIAL	401	BASE RATE
41-14-34-204-013	2905 PIONEER CLUB RD SE	04/09/24	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$233,100	25.48	\$557,585	\$596,075	\$238,660	71.3	153.0	0.24	0.24	\$8,357	\$2,536,489	\$58.23	67.00	09000			RESIDENTIAL	401	BASE RATE
41-18-03-202-026	3011 BEECHWOOD DR SE	04/10/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$256,200	40.35	\$580,530	\$301,360	\$246,890	73.8	150.0	0.24	0.24	\$4,084	\$1,250,456	\$28.71	70.00	17000			RESIDENTIAL	401	BASE RATE
41-18-04-229-004	2328 WILSHIRE DR SE	04/12/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$278,300	44.53	\$670,055	\$399,127	\$444,182	132.8	168.0	0.46	0.46	\$3,007	\$869,558	\$19.96	119.00	06000			RESIDENTIAL	401	BASE RATE
41-14-33-476-003	2224 ARGENTINA DR SE	04/15/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$219,900	43.98	\$478,680	\$169,588	\$148,268	44.3	120.0	0.13	0.13	\$3,827	\$1,314,636	\$30.18	47.00	05000			RESIDENTIAL	401	BASE RATE
41-14-34-356-039	1160 LAKE GROVE AVE SE	04/19/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$165,600	41.41	\$402,963	\$207,004	\$210,067	62.8	143.0	0.20	0.20	\$3,297	\$1,035,020	\$23.76	61.00	16000			RESIDENTIAL	401	BASE RATE
41-18-03-205-002	2812 OAKWOOD DR SE	04/19/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$384,500	45.24	\$841,977	\$273,937	\$265,914	79.5	160.0	0.27	0.27	\$3,447	\$1,022,153	\$23.47	73.00	11000			RESIDENTIAL	401	BASE RATE
41-14-33-255-005	746 SAN JOE DR SE	04/22/24	\$1,180,000	WD	03-ARM'S LENGTH	\$1,180,000	\$522,400	44.27	\$1,137,845	\$316,687	\$274,532	82.0	142.0	0.26	0.26	\$6,860	\$1,213,360	\$27.85	80.00	20000			RESIDENTIAL	401	BASE RATE
41-14-33-426-010	910 PINECREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$459,800	46.92	\$1,038,426	\$194,376	\$252,802	75.6	137.0	0.24	0.24	\$2,573	\$823,627	\$18.91	75.00	05000			RESIDENTIAL	401	BASE RATE
41-14-33-326-010	952 PLYMOUTH RD SE	04/25/24	\$2,225,000	WD	03-ARM'S LENGTH	\$2,225,000	\$809,100	36.36	\$2,051,737	\$697,391	\$524,128	156.6	212.0	0.61	0.61	\$4,452	\$1,147,025	\$26.33	125.00	20000			RESIDENTIAL	401	BASE RATE
41-14-33-357-005	1656 SEMINOLE RD SE	04/26/24	\$1,055,000	WD	03-ARM'S LENGTH	\$1,055,000	\$400,000	37.91	\$1,035,474	\$347,997	\$328,471	98.2	168.0	0.34	0.34	\$3,545	\$1,026,540	\$23.57	88.00	03000			RESIDENTIAL	401	BASE RATE
41-14-33-176-009	710 PLYMOUTH RD SE	04/30/24	\$2,550,000	WD	03-ARM'S LENGTH	\$2,550,000	\$854,500	33.51	\$2,150,379	\$917,981	\$518,360	154.9	324.0	0.74	0.74	\$5,926	\$1,233,849	\$28.33	100.00	03000			RESIDENTIAL	401	BASE RATE
41-18-04-427-006	2304 BOSTON ST SE	04/30/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$188,500	43.88	\$457,962	\$197,531	\$225,493	67.4	109.0	0.19	0.19	\$2,931	\$1,053,697	\$24.12	75.00	14000			RESIDENTIAL	401	BASE RATE
41-14-33-152-001	1612 SHERMAN ST SE	05/03/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$147,800	31.12	\$378,289	\$243,551	\$146,840	43.9	104.0	0.12	0.12	\$5,550	\$2,046,647	\$46.98	50.00	02000			RESIDENTIAL	401	BASE RATE
41-18-04-280-003	2324 ESTELLE DR SE	05/03/24	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$231,500	50.34	\$525,866	\$148,626	\$209,592	62.6	118.0	0.18	0.18	\$2,293	\$793,514	\$18.22	67.00	18000			RESIDENTIAL	401	BASE RATE
41-14-33-107-019	555 ROSEWOOD AVE SE	05/17/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$339,800	43.56	\$788,207	\$184,226	\$392,433	57.5	120.0	0.17	0.17	\$3,203	\$1,096,583	\$21.17	61.00	02000			RESIDENTIAL	401	BASE RATE
41-18-03-204-017	2931 OAKWOOD DR SE	05/21/24	\$777,500	WD	03-ARM'S LENGTH	\$777,500	\$283,200	36.42	\$635,107	\$382,809	\$240,416	71.9	160.0	0.24	0.24										

**2026 Land Analysis-Residential
Base Rate
Sales between 4/1/2023-3/31/2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group	
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,751,777	\$991,876	\$768,653	270.3	262.0	1.17	1.17	\$3,670	\$849,937	\$19.51	194.00	08000			202410160058301	RESIDENTIAL	401	BASE RATE
41-18-03-254-008	1417 EDGEWOOD AVE SE	10/17/24	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$126,200	39.89	\$505,436	\$301,504	\$264,940	79.2	100.0	0.21	0.21	\$3,808	\$1,428,929	\$32.80	92.00	17000			202412050069042	RESIDENTIAL	401	BASE RATE
41-14-34-202-002	2863 REEDS LAKE BLVD SE	10/18/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$406,900	43.99	\$968,009	\$364,291	\$407,300	121.7	126.0	0.36	0.36	\$2,993	\$1,000,799	\$22.98	126.00	09000			202410230059862	RESIDENTIAL	401	BASE RATE
41-18-03-226-016	1231 WOODSHIRE AVE SE	10/18/24	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$331,300	47.34	\$778,375	\$271,865	\$350,340	104.7	148.0	0.34	0.34	\$2,597	\$799,603	\$18.36	100.00	17000			202410230059765	RESIDENTIAL	401	BASE RATE
41-18-03-328-016	1730 DANBY LN SE	10/18/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$304,200	45.74	\$693,754	\$238,926	\$267,680	80.0	135.0	0.25	0.25	\$2,987	\$963,411	\$22.12	80.00	12000			202410280060770	RESIDENTIAL	401	BASE RATE
41-14-33-454-011	1029 PINECREST AVE SE	10/21/24	\$1,495,000	WD	03-ARM'S LENGTH	\$1,495,000	\$683,300	50.71	\$1,514,760	\$219,777	\$239,537	71.6	123.0	0.21	0.21	\$3,070	\$1,036,684	\$23.80	75.00	05000			202410240060029	RESIDENTIAL	401	BASE RATE
41-14-33-276-008	550 LOVETT AVE SE	10/28/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,000	46.25	\$435,700	\$136,998	\$172,698	51.6	133.0	0.16	0.16	\$1,624	\$861,623	\$19.78	52.00	02000			202410290061168	RESIDENTIAL	401	BASE RATE
41-14-33-454-001	1008 FLORAL AVE SE	10/28/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$283,900	42.06	\$622,186	\$242,092	\$189,278	56.6	120.0	0.17	0.17	\$4,280	\$1,467,224	\$33.68	60.00	05000			202411010062044	RESIDENTIAL	401	BASE RATE
41-18-03-153-012	1555 GRTON RD SE	10/30/24	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$219,100	43.13	\$485,298	\$203,924	\$181,220	54.2	110.0	0.15	0.15	\$3,765	\$1,341,992	\$30.80	60.00	12000			202411020062135	RESIDENTIAL	401	BASE RATE
41-14-33-151-023	739 GLADSTONE AVE SE	11/01/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$359,600	44.96	\$846,696	\$97,193	\$143,989	43.0	100.0	0.12	0.12	\$2,259	\$845,157	\$19.40	50.00	02000			202412260072971	RESIDENTIAL	401	BASE RATE
41-14-27-378-013	230 REXFORD DR SE	11/04/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$340,300	59.18	\$635,914	\$212,082	\$291,996	102.7	188.0	0.38	0.38	\$2,251	\$616,219	\$14.15	87.00	08000			202411120064113	RESIDENTIAL	401	BASE RATE
41-14-27-452-020	197 LAKEWOOD DR SE	11/04/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$180,600	60.20	\$483,333	\$300,000	\$483,333	144.5	213.0	0.56	0.56	\$2,077	\$533,808	\$12.25	115.00	08000			202412060069218	RESIDENTIAL	402	BASE RATE
41-14-34-356-028	1059 EASTWOOD AVE SE	11/04/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$265,900	41.22	\$628,211	\$179,694	\$162,905	48.7	128.0	0.15	0.15	\$3,691	\$1,222,408	\$28.06	50.00	16000			202411140064353	RESIDENTIAL	401	BASE RATE
41-18-03-258-004	1526 SHERWOOD AVE SE	11/15/24	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$191,800	43.11	\$443,494	\$225,490	\$224,084	67.0	139.0	0.21	0.21	\$3,367	\$1,068,673	\$24.53	66.00	17000			202411270067697	RESIDENTIAL	401	BASE RATE
41-14-33-102-014	417 ROSEWOOD AVE SE	11/18/24	\$501,500	WD	03-ARM'S LENGTH	\$501,500	\$190,200	37.93	\$443,726	\$170,538	\$112,764	33.7	112.0	0.10	0.10	\$5,060	\$1,795,137	\$41.21	37.00	02000			202411200065930	RESIDENTIAL	401	BASE RATE
41-14-34-204-023	523 MANHATTAN RD SE	11/26/24	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$346,000	46.44	\$837,212	\$272,880	\$364,592	109.0	140.0	0.34	0.34	\$2,500	\$791,802	\$18.18	107.00	09000			202412100069859	RESIDENTIAL	401	BASE RATE
41-18-03-206-005	2926 OAKWYCK RD SE	11/26/24	\$521,500	WD	03-ARM'S LENGTH	\$521,500	\$266,900	51.18	\$603,705	\$182,877	\$265,082	79.2	150.0	0.27	0.27	\$2,308	\$687,508	\$15.78	73.00	17000			202412100070760	RESIDENTIAL	401	BASE RATE
41-18-03-327-017	2627 BERWYCK RD SE	11/26/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$332,500	42.90	\$753,404	\$344,141	\$322,545	96.4	139.0	0.30	0.30	\$3,570	\$1,135,779	\$26.07	95.00	12000			202412110071348	RESIDENTIAL	401	BASE RATE
41-18-04-203-010	2115 ANDERSON DR SE	11/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$210,100	40.02	\$490,977	\$299,800	\$265,777	79.4	140.0	0.25	0.25	\$3,774	\$1,194,422	\$27.42	78.00	06000			202412120069947	RESIDENTIAL	401	BASE RATE
41-14-27-453-018	302 LAKEWOOD DR SE	12/02/24	\$446,200	WD	03-ARM'S LENGTH	\$446,200	\$308,100	69.05	\$695,686	\$232,338	\$481,824	160.0	135.0	0.50	0.50	\$1,452	\$468,423	\$10.75	160.00	08000			202412180071853	RESIDENTIAL	401	BASE RATE
41-14-33-351-003	1614 ALEXANDER RD SE	12/02/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$269,400	49.89	\$563,325	\$183,005	\$206,330	61.7	158.0	0.21	0.21	\$2,968	\$894,082	\$20.30	57.00	03000			202412040068550	RESIDENTIAL	401	BASE RATE
41-18-03-182-001	2524 ALBERT DR SE	12/02/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$179,100	59.70	\$409,100	\$75,191	\$184,291	55.1	79.0	0.13	0.13	\$1,365	\$573,977	\$13.18	72.00	07000			202412030068304	RESIDENTIAL	401	BASE RATE
41-14-33-207-006	604 GREENWOOD AVE SE	12/05/24	\$495,790	WD	03-ARM'S LENGTH	\$495,790	\$163,200	40.22	\$172,698	\$405,790	\$172,698	51.6	133.0	0.16	0.16	\$7,862	\$2,552,138	\$58.59	52.00	02000			202412060069197	RESIDENTIAL	401	BASE RATE
41-14-33-309-012	815 PLYMOUTH RD SE	12/05/24	\$1,695,000	WD	03-ARM'S LENGTH	\$1,695,000	\$549,000	32.39	\$1,372,639	\$751,157	\$428,796	142.4	132.0	0.44	0.44	\$5,275	\$1,722,837	\$39.55	144.00	03000			202412180071749	RESIDENTIAL	401	BASE RATE
41-14-33-377-010	1061 MONTREY DR SE	12/11/24	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$445,000	33.97	\$1,143,390	\$603,198	\$436,588	130.5	136.0	0.41	0.41	\$4,623	\$1,485,709	\$34.11	130.00	20000			202412270073158	RESIDENTIAL	401	BASE RATE
41-18-03-102-027	2509 OAKWOOD DR SE	12/13/24	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$911,200	49.25	\$1,949,572	\$403,567	\$503,139	150.4	170.0	0.52	0.52	\$2,684	\$774,639	\$17.71	134.00	11000			202412270073307	RESIDENTIAL	401	BASE RATE
41-18-03-128-015	2607 ELMWOOD DR SE	12/16/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$326,500	42.96	\$713,437	\$310,469	\$263,906	78.9	162.0	0.27	0.27	\$3,936	\$1,158,466	\$26.59	72.00	11000			202501090003485	RESIDENTIAL	401	BASE RATE
41-14-28-353-009	312 ROSEWOOD AVE SE	12/20/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,800	44.57	\$293,214	\$112,972	\$126,186	37.7	120.0	0.11	0.11	\$12,996	\$1,027,018	\$23.58	40.00	02000			202412270073116	RESIDENTIAL	401	BASE RATE
41-14-27-377-012	113 REXFORD DR SE	12/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$208,900	43.52	\$486,704	\$264,913	\$271,617	81.2	139.0	0.26	0.26	\$3,263	\$1,038,875	\$23.85	80.00	08000			202501090001558	RESIDENTIAL	401	BASE RATE
41-14-33-207-028	546 GREENWOOD AVE SE	01/03/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,100	36.37	\$352,648	\$248,799	\$191,447	63.6	97.0	0.17	0.17	\$3,914	\$1,439,814	\$34.20	75.00	02000			202510800012127	RESIDENTIAL	401	BASE RATE
41-14-33-351-012	1047 GLADSTONE DR SE	01/03/25	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$381,300	46.22	\$925,827	\$226,524	\$327,351	97.8	115.0	0.28	0.28	\$2,315	\$809,014	\$18.57	106.00	03000			202501130002104	RESIDENTIAL	401	BASE RATE
41-14-28-353-010	314 ROSEWOOD AVE SE	01/06/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$142,100	25.84	\$380,408	\$283,159	\$113,567	37.7	120.0	0.11	0.11	\$7,508	\$2,574,173	\$59.09	40.00	02000			202501130001949	RESIDENTIAL	401	BASE RATE
41-14-33-101-005	417 GLADSTONE AVE SE	01/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$123,800	28.79	\$290,064	\$221,485	\$81,549	24.4	110.0	0.07	0.07	\$9,088	\$1,177,875	\$74.77	27.00	02000			202501300005274	RESIDENTIAL	401	BASE RATE
41-14-34-376-012	1118 EASTWOOD AVE SE	01/31/25	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$235,700	42.93	\$561,047	\$154,685	\$157,732	47.1	120.0	0.14	0.14	\$3,090	\$1,055,688	\$24.24	50.00	16000			202502070006746	RESIDENTIAL	401	BASE RATE
41-18-04-230-006	2238 WILSHIRE DR SE	01/31/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$185,300	41.18	\$441,805	\$292,113	\$283,918	84.9	120.0	0.25	0.25	\$3,443	\$1,177,875	\$27.04	90.00	06000			202502120007663	RESIDENTIAL	401	BASE RATE
41-14-33-354-001	1064 GLADSTONE DR SE	02/05/25	\$780,500	WD	03-ARM'S LENGTH	\$780,500	\$356,800	45.71	\$819,009	\$258,279	\$295,279	77.2	143.0	0.25	0.25	\$2,847	\$893,374	\$20.51	75.00	03000			202502070006778	RESIDENTIAL	401	BASE RATE
41-14-33-427-009	936 ORCHARD AVE SE	02/05/25	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$318,100	40.52	\$703,441	\$237,307	\$155,748	46.5	117.0	0.13	0.13	\$5,098	\$1,770,948	\$40.66	50.00	05000			202502110007513	RESIDENTIAL	401	BASE RATE
41-14-34-356-007	1038 LAKE GROVE AVE SE	02/05/25	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$195,000	46.21	\$450,878	\$200,078	\$228,956	68.4	129.0	0.21	0.21	\$2,924	\$967,560	\$21.57	70.00	16000			202502110007363	RESIDENTIAL	401	BASE RATE
41-14-34-379-003	2730 BONNELL AVE SE	02/05/25	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$686,500	45.77	\$1,519,910	\$497,970	\$517,880	154.8	165.0	0.53	0.53	\$3,217	\$939,566	\$21.57	140.00	09000			202502170008499	RESIDENTIAL	401	BASE RATE
41-14-33-151-027	745 GLADSTONE AVE SE	02/08/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$223,500	36.05	\$541,104	\$222,885	\$143,989	43.0	100.0	0.12	0.12	\$5,179	\$1,938,130	\$44.49	50.00	02000			202504000422221	RESIDENTIAL	401	BASE RATE
41-14-34-204-014	2909 PIONEER CLUB RD SE	02/13/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$216,500	61.86	\$516,684	\$81,859	\$248,543	74.3	171.0	0.26	0.26	\$1,102	\$316,058	\$7.26	66.00							

**2026 Land Analysis-Residential
Robinson/Cascade/
Hall Area
Sales between 4/1/2023-3/31/2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Uber/Page	Other Parcels in Sale	Land Table	Class	Rate Group
41-14-28-353-004	245 BRIARWOOD AVE SE	04/25/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$305,300	51.31	\$807,724	(\$75,247)	\$137,477	59.1	131.0	0.18	0.18	(\$1,273)	(\$418,039)	(\$9.60)	60.00	02000	202305100026021		RESIDENTIAL	401	ROBIN/CASC/HALL
41-18-04-204-004	2144 HALL ST SE	06/21/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$150,400	25.71	\$473,605	\$298,848	\$187,453	80.6	137.0	0.25	0.25	\$3,708	\$1,185,905	\$27.22	80.00	14000	202308290049147		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-28-476-019	2150 ROBINSON RD SE	07/20/23	\$1,165,000	WD	03-ARM'S LENGTH	\$1,165,000	\$321,600	27.61	\$1,109,981	\$597,326	\$542,307	233.2	224.0	0.93	0.93	\$2,562	\$641,596	\$14.73	181.00	14000	202307260041830		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-27-481-003	3030 CASCADE RD SE	07/24/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$203,400	33.90	\$738,690	\$157,395	\$296,085	127.3	140.0	0.40	0.40	\$1,236	\$691,530	\$8.99	125.00	14000	202307310042692		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-27-454-013	2936 CASCADE RD SE	08/21/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$204,600	45.47	\$674,591	\$148,011	\$372,602	160.2	297.0	0.74	0.74	\$924	\$201,102	\$4.62	108.00	14000	202308280048896		RESIDENTIAL	401	ROBIN/CASC/HALL
41-18-04-227-003	2244 HALL ST SE	09/05/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$119,900	29.98	\$375,244	\$178,720	\$153,964	66.2	140.0	0.21	0.21	\$2,700	\$855,120	\$19.63	65.00	14000	202309120052099		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-458-011	2045 HALL ST SE	10/06/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,300	37.97	\$446,179	\$74,892	\$141,071	60.6	114.0	0.17	0.17	\$1,235	\$432,902	\$9.94	66.00	14000	202310090058161		RESIDENTIAL	401	ROBIN/CASC/HALL
41-18-04-205-003	2102 HALL ST SE	01/31/24	\$565,024	WD	03-ARM'S LENGTH	\$565,024	\$190,400	33.70	\$597,940	\$159,933	\$192,849	82.9	145.0	0.27	0.27	\$1,929	\$601,252	\$13.80	80.00	14000	202402060006269		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-459-016	2103 HALL ST SE	02/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$151,500	30.92	\$450,912	\$160,989	\$121,901	52.4	132.0	0.16	0.16	\$3,072	\$999,932	\$22.96	53.00	14000	202402290010208		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-27-482-003	305 KINGSWOOD ROAD SE	02/29/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$193,100	37.13	\$550,394	\$177,858	\$208,252	89.5	147.0	0.31	0.31	\$1,987	\$577,461	\$13.26	75.00	08000	202403050010914		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-34-477-023	3101 HALL ST SE	04/15/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$206,400	32.50	\$539,862	\$323,157	\$228,019	98.0	150.0	0.32	0.32	\$3,296	\$1,009,866	\$23.18	93.00	09000	202404170020242		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-458-007	2017 HALL ST SE	05/22/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$145,800	27.25	\$410,408	\$276,393	\$151,801	65.3	132.0	0.20	0.20	\$4,235	\$1,381,965	\$31.73	66.00	14000	202405290028117		RESIDENTIAL	401	ROBIN/CASC/HALL
41-18-04-202-009	2022 HALL ST SE	06/03/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$220,200	41.16	\$558,961	\$194,011	\$217,972	93.7	126.0	0.28	0.28	\$2,070	\$690,431	\$15.85	97.00	14000	202406050029829		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-34-476-026	1155 IDEMA DR SE	06/28/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$213,800	36.24	\$522,085	\$211,551	\$143,636	61.8	143.0	0.20	0.20	\$3,426	\$1,073,863	\$24.65	60.00	09000	202407050035817		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-458-008	2023 HALL ST SE	08/29/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,400	34.70	\$357,570	\$164,231	\$151,801	65.3	132.0	0.20	0.20	\$2,516	\$821,155	\$18.85	66.00	14000	202409040048493		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-479-018	2209 HALL ST SE	09/19/24	\$356,900	WD	03-ARM'S LENGTH	\$356,900	\$179,400	50.27	\$454,737	\$10,266	\$108,103	46.5	100.0	0.12	0.12	\$221	\$82,790	\$1.90	54.00	14000	202409240053204		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-380-017	1951 HALL ST SE	01/31/25	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$181,200	35.36	\$480,351	\$193,969	\$161,820	69.6	150.0	0.23	0.23	\$2,788	\$854,489	\$19.62	66.00	14000	202502040006169		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-27-382-002	2714 CASCADE RD SE	03/24/25	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$189,300	42.44	\$494,309	\$160,135	\$208,444	89.6	140.0	0.28	0.28	\$1,787	\$565,848	\$12.99	88.00	14000	202503310018393		RESIDENTIAL	401	ROBIN/CASC/HALL
Totals:			\$9,730,424			\$9,730,424	\$3,445,000		\$10,043,543	\$3,412,438	\$3,725,557	1,601.7		5.45	5.45	\$2,134	\$663,843								
								Sale. Ratio =>	35.45		Average			Average		Average									
								Std. Dev. =>	7.43		per FF=>	\$2,131		per Net Acr	626,135.41	per SqFt=>	\$14.37								

Conclusion Front Foot Rate
2025 2,000
2026 2,131 per front foot
Extraction Method Used

Rate Group 'B'

Frontage

Description: ROBIN/CASC/HALL

Front Foot Rate: 2,131

Standard Depth: 135

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Site

Description:

Site Value: 0

Close

2026 Land Analysis-Residential
Breton/Lake/
Wealthy Streets
Sales between 4/1/2023-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effac. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group	
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$136,700	31.43	\$387,840	\$157,106	\$109,946	45.0	148.0	0.15	0.15	\$3,489	\$1,076,068	\$24.70	43.00	14000	202305160027174		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$323,800	35.98	\$896,465	\$222,232	\$218,697	89.6	165.1	0.31	0.31	\$2,481	\$723,883	\$16.62	80.98	14000	202305190027879		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,800	35.35	\$657,830	\$183,583	\$191,413	78.4	160.0	0.26	0.26	\$2,342	\$695,390	\$15.96	72.00	14000	202305250029033		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$207,600	34.89	\$602,497	\$170,841	\$178,338	73.0	128.0	0.22	0.22	\$2,339	\$776,550	\$17.83	75.00	14000	202308210047310		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-255-004	2120 LAKE DR SE	08/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$246,500	54.78	\$969,290	(\$304,311)	\$214,979	88.0	186.0	0.32	0.32	(\$3,457)	(\$950,972)	(\$21.83)	75.00	14000	202309060050819		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-205-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$149,500	42.71	\$436,475	\$34,468	\$113,015	44.0	111.0	0.12	0.11	\$783	\$292,102	\$6.71	53.00	14000	20231070062204	41-14-33-203-018	RESIDENTI	401	BRETON/LAKE/WEA	
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$174,200	33.02	\$495,756	\$162,576	\$130,832	53.6	155.0	0.18	0.18	\$3,035	\$913,348	\$20.97	50.00	14000	202311060036371		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-203-011	2884 LAKE DR SE	12/18/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,700	44.72	\$478,225	\$140,648	\$243,873	99.9	106.7	0.35	0.35	\$1,408	\$397,311	\$9.12	80.57	14000	202312260072609		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-205-016	2930 LAKE DR SE	01/24/24	\$736,101	WD	03-ARM'S LENGTH	\$736,101	\$245,700	33.38	\$701,027	\$322,042	\$286,968	117.5	146.0	0.38	0.38	\$2,740	\$849,715	\$19.51	113.00	14000	202402010050509		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$174,000	36.71	\$535,911	\$144,017	\$205,928	84.3	150.0	0.28	0.28	\$1,708	\$523,698	\$12.02	80.00	14000	202402280010052		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$195,300	36.50	\$638,885	\$70,936	\$174,821	71.6	123.0	0.21	0.21	\$991	\$334,604	\$7.68	75.00	14000	202404030016415		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENGTH	\$2,490,000	\$1,220,900	39.03	\$3,118,735	\$634,631	\$1,263,366	273.9	200.0	1.78	1.78	\$2,317	\$355,934	\$8.17	225.00	14000	202404040016567		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-103-041	1675 LAKE DR SE	04/17/24	\$421,100	WD	03-ARM'S LENGTH	\$421,100	\$140,900	44.03	\$341,620	\$168,451	\$88,971	36.4	112.0	0.10	0.10	\$4,624	\$1,635,447	\$37.54	40.00	14000	202404230021554		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-34-301-021	2525 LAKE DR SE	05/10/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$338,200	36.56	\$809,033	\$221,774	\$105,807	43.3	114.0	0.12	0.12	\$5,118	\$1,832,843	\$42.08	48.00	14000	202405140025509		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-201-013	2864 LAKE DR SE	05/10/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$240,700	35.40	\$558,396	\$317,218	\$195,614	80.1	154.0	0.27	0.27	\$3,960	\$1,197,049	\$27.48	75.00	14000	202405170026494		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S LENGTH	\$415,000	\$177,300	42.72	\$429,016	\$205,257	\$219,273	89.8	158.0	0.30	0.30	\$2,286	\$681,917	\$15.65	83.00	14000	202405240027934		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$182,900	41.58	\$434,822	\$189,265	\$184,187	75.4	120.0	0.22	0.22	\$2,509	\$860,295	\$19.75	80.00	14000	202405300028723		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-102-005	1314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$268,300	44.57	\$631,995	\$188,803	\$218,798	89.6	150.0	0.29	0.29	\$2,107	\$644,379	\$14.79	85.00	14000	202407120037129		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$268,500	35.33	\$675,869	\$198,412	\$114,281	46.8	91.0	0.12	0.12	\$4,240	\$1,667,328	\$38.28	57.00	14000	202407030035592		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$214,400	50.46	\$533,162	\$83,025	\$191,287	78.3	112.0	0.22	0.22	\$1,060	\$375,679	\$8.62	86.00	14000	202408280047338		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-252-030	2115 LAKE DR SE	09/05/24	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$410,600	29.33	\$1,022,644	\$453,019	\$75,663	34.4	100.0	0.09	0.09	\$13,159	\$4,924,120	\$113.04	40.00	14000	202409110050239		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$187,600	42.93	\$464,749	\$87,368	\$115,117	47.1	120.0	0.14	0.14	\$1,853	\$633,101	\$14.53	50.00	14000	202409230052730		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-304-004	1742 BRETON RD SE	11/07/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$200,100	32.27	\$491,532	\$293,792	\$165,324	67.7	110.0	0.19	0.19	\$4,340	\$1,554,455	\$35.69	75.00	14000	202411120063976		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$380,000	44.44	\$990,711	\$339,779	\$475,490	194.7	188.0	0.71	0.71	\$1,745	\$477,218	\$10.96	165.00	14000	202501170003134		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-101-009	1605 LAKE DR SE	02/19/25	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$207,200	35.72	\$515,781	\$216,069	\$151,850	62.2	145.0	0.20	0.20	\$3,475	\$1,080,345	\$24.80	60.00	14000	202502210009457		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-04-281-017	1503 BRETON RD SE	02/21/25	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$182,900	40.11	\$434,822	\$205,365	\$184,187	75.4	120.0	0.22	0.22	\$2,723	\$933,477	\$21.43	80.00	14000	202503050011606		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-203-023	2039 WEALTHY ST SE	02/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$145,300	33.79	\$362,043	\$182,273	\$114,316	46.8	160.0	0.16	0.16	\$3,894	\$1,153,627	\$26.48	43.00	14000	202503050011671		RESIDENTI	401	BRETON/LAKE/WEA	
41-18-03-201-012	2860 LAKE DR SE	03/18/25	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$214,900	49.40	\$505,878	\$123,996	\$194,874	79.8	145.0	0.26	0.26	\$1,554	\$484,359	\$11.12	77.00	14000	202503250015431		RESIDENTI	401	BRETON/LAKE/WEA	
41-14-33-101-003	1602 WEALTHY ST SE	03/25/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$206,300	47.98	\$502,743	\$19,351	\$92,094	37.7	120.0	0.11	0.11	\$513	\$175,918	\$4.04	40.00	14000	202503280017739		RESIDENTI	401	BRETON/LAKE/WEA	
Totals:	\$18,828,501		\$18,828,501			\$7,437,800			\$19,623,752	\$5,431,986	\$6,219,309	2,304.5		8.27	8.26	\$2,736	\$906,869									

Sale. Ratio => 39.50 Average Average Average
Std. Dev. => 6.61 per FF=> \$2,357 per Net Acre=> 656,512.69 per SqFt=> \$15.07

Conclusion **Front Foot Rate**
2025 2,000
2026 2,357 per front foot
Extraction Method Used

Rate Group '1'

Front Foot Rate: 2,357

Standard Depth: 135

Depth Factor Curve: []

Standard Frontage (Opt.): 0

Front Factor Curve: []

Maximum Frontage Factor: 0.00

Site Value: 0

Close

**2026 Land Analysis-Residential
Cambridge/San Lu Rae Area
Sales between 4/1/2023-3/31/2025**

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group
41-14-33-355-007	1120 CAMBRIDGE DR SE	04/14/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$400,500	41.08	\$1,003,978	\$302,606	\$331,584	94.7	189.0	0.35	0.35	\$3,197	\$872,063	\$20.02	80.00	03000	202304240021944	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-326-018	915 SANTA BARBARA DR SE	04/20/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$447,700	34.57	\$1,231,109	\$503,902	\$440,011	125.6	213.0	0.49	0.49	\$4,012	\$1,030,474	\$23.66	100.00	20000	202304270022811	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-401-009	960 SAN LUCIA DR SE	04/21/23	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$270,700	33.88	\$735,217	\$341,641	\$277,858	79.3	151.0	0.26	0.26	\$4,307	\$1,314,004	\$30.17	75.00	20000	202304260022449	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-155-006	650 CAMBRIDGE BLVD SE	04/28/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$582,500	35.30	\$1,881,792	\$156,709	\$388,501	110.9	205.0	0.42	0.42	\$1,413	\$369,597	\$8.48	90.00	03000	202305020024090	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-401-013	2011 ARGENTINA DR SE	05/17/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$296,500	43.60	\$805,191	\$191,374	\$316,565	90.4	225.0	0.36	0.36	\$2,118	\$528,657	\$12.14	70.00	20000	202305180027677	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-327-007	958 SANTA BARBARA DR SE	06/23/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$398,500	41.95	\$1,016,081	\$278,824	\$344,905	99.6	174.0	0.35	0.35	\$2,799	\$792,114	\$18.18	88.00	20000	202306270035597	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-377-001	1838 ARGENTINA DR SE	06/29/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$557,000	43.01	\$1,542,149	\$304,855	\$552,004	157.6	136.0	0.49	0.49	\$1,935	\$622,153	\$14.28	157.00	05000	202307050037262	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-401-003	2000 SAN LU RAE DR SE	07/05/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$822,400	48.38	\$2,125,594	\$417,753	\$843,347	253.4	300.0	1.17	1.17	\$1,648	\$356,749	\$8.19	170.00	20000	202307140039299	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-105-004	426 CAMBRIDGE BLVD SE	07/12/23	\$1,055,426	WD	03-ARM'S LENGTH	\$1,055,426	\$376,500	35.67	\$1,127,308	\$226,578	\$298,460	85.2	200.0	0.32	0.32	\$2,659	\$705,850	\$16.20	70.00	03000	202307200040682	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-155-002	612 CAMBRIDGE BLVD SE	11/30/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$421,000	28.07	\$1,295,962	\$573,114	\$369,076	110.9	205.0	0.42	0.42	\$5,168	\$1,351,684	\$31.03	90.00	03000	202312050069006	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-309-030	1749 ALEXANDER RD SE	01/26/24	\$1,170,000	WD	03-ARM'S LENGTH	\$1,170,000	\$386,700	33.05	\$1,155,163	\$222,767	\$207,990	59.4	120.0	0.17	0.17	\$3,753	\$1,287,671	\$29.56	63.00	03000	202401300004915	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-309-004	900 CAMBRIDGE DR SE	02/15/24	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$397,600	36.65	\$993,151	\$399,978	\$308,129	88.0	138.0	0.28	0.28	\$4,547	\$1,449,196	\$33.27	87.00	03000	202402230009337	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-303-012	835 CAMBRIDGE DR SE	05/01/24	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$465,500	57.12	\$944,483	\$157,476	\$286,959	81.9	170.0	0.29	0.29	\$1,922	\$552,547	\$12.68	73.00	03000	202405060023879	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-355-002	1034 CAMBRIDGE DR SE	05/01/24	\$1,577,500	WD	03-ARM'S LENGTH	\$1,577,500	\$551,100	34.94	\$1,320,949	\$656,179	\$399,628	114.1	108.5	0.32	0.32	\$5,752	\$2,056,987	\$47.22	128.50	03000	202405060023827	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-303-013	1745 PONTIAC RD SE	05/20/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$520,700	45.28	\$1,214,013	\$258,761	\$322,774	92.1	127.0	0.28	0.28	\$2,808	\$934,155	\$21.45	95.00	03000	202405210027094	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-401-008	944 SAN LUCIA DR SE	05/20/24	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$344,800	37.89	\$774,914	\$416,600	\$281,514	80.4	155.0	0.27	0.27	\$5,184	\$1,560,300	\$35.82	75.00	20000	202406170032248	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-403-001	2110 SAN LU RAE DR SE	07/03/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$354,400	45.73	\$772,337	\$332,929	\$330,266	94.3	120.0	0.28	0.28	\$3,531	\$1,210,651	\$27.79	100.00	05000	202407050035736	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-327-021	945 SAN LUCIA DR SE	07/12/24	\$1,385,000	WD	03-ARM'S LENGTH	\$1,385,000	\$768,900	55.52	\$682,111	\$1,385,000	\$682,111	194.7	227.5	0.78	0.78	\$7,113	\$1,768,838	\$40.61	20000	202407150037464	RESIDENTIAL	401	CAMBRI/SANLURAE	
41-14-33-176-032	1935 SAN LU RAE DR SE	09/10/24	\$4,275,000	WD	03-ARM'S LENGTH	\$4,275,000	\$1,052,200	24.61	\$2,963,501	\$2,815,829	\$1,504,330	434.1	364.8	2.64	2.64	\$6,486	\$1,068,626	\$24.53	211.50	20000	202410090056683	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-377-004	1064 SANTA BARBARA DR SE	09/12/24	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$258,100	37.00	\$641,302	\$302,315	\$246,117	70.3	136.0	0.22	0.22	\$4,303	\$1,380,434	\$31.69	70.00	05000	202409160051056	RESIDENTIAL	401	CAMBRI/SANLURAE
41-14-33-401-018	921 SAN JOSE DR SE	09/27/24	\$1,443,000	WD	03-ARM'S LENGTH	\$1,443,000	\$595,600	41.28	\$1,290,028	\$591,780	\$438,808	125.3	293.2	0.57	0.57	\$4,724	\$1,034,580	\$23.75	85.00	20000	202410080056236	RESIDENTIAL	401	CAMBRI/SANLURAE
Totals:		\$27,182,426				\$27,182,426	\$10,268,900		\$25,516,333	\$10,836,970	\$9,170,877	2,642.1		10.72	10.72	\$3,780	\$1,059,397							
						Sale. Ratio =>		37.78			Average			Average			Average							
						Std. Dev. =>		7.99			per FF=>	\$4,102		per Net Acre=>	1,010,817.09		per SqFt=>	\$23.21						

Conclusion Front Foot Rate
2025 3,600
2026 4,102 per front foot
 Extraction Method Used

Rate Group 'FF'

Frontage
 Description: CAMBRI/SANLURAE
 Front Foot Rate: 4,102
 Standard Depth: 135
 Depth Factor Curve...
 Standard Frontage (Def.): 0
 Front Factor Curve...
 Maximum Frontage Factor: 0.00

Sales
 Description:
 Site Value: 0

Close

2026 Land Analysis-Residential

Acres Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold \$d/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Acres	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Libor/Page	her Parcels in S.	Land Table	Use Code	Class	Rate Group 1
41-14-33-355-005	1626 ALEXANDER RD SE	04/03/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$296,400	49.41	\$730,942	\$71,997	\$203,039	60.7	153.0	0.20	0.20	\$1,186	\$359,985	\$8.26	57.00	03000	202304100017926		RESIDENTIAL	401	BASE RATE
41-14-33-351-007	1120 CAMBRIDGE DR SE	04/14/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$400,500	41.08	\$995,587	\$326,997	\$331,584	94.7	189.0	0.35	0.35	\$3,455	\$942,354	\$21.63	80.00	03000	202304200021944		RESIDENTIAL	401	CAMBR/SANLUARAE
41-14-33-326-018	915 SANTA BARBARA DR SE	04/20/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$447,700	34.57	\$1,199,026	\$535,985	\$440,011	125.6	213.0	0.49	0.49	\$4,267	\$1,096,084	\$25.16	100.00	20000	202304270022811		RESIDENTIAL	401	CAMBR/SANLUARAE
41-14-33-106-014	5076 GLADSTONE AVE SE	04/24/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$269,400	42.70	\$662,423	\$120,309	\$157,732	47.1	120.0	0.14	0.14	\$5,622	\$871,804	\$20.01	50.00	02000	202304260022453		RESIDENTIAL	401	BASE RATE
41-14-34-276-007	3103 MANHATTAN LN SE	04/24/23	\$2,350,500	WD	03-ARM'S LENGTH	\$2,350,500	\$623,300	26.52	\$1,818,458	\$1,394,395	\$862,853	257.9	399.0	1.37	1.37	\$5,407	\$1,014,844	\$23.30	150.00	09000	202304260022514		RESIDENTIAL	401	BASE RATE
41-14-33-154-019	726 ROSEWOOD AVE SE	04/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,600	49.65	\$532,473	\$83,510	\$215,983	64.5	100.0	0.17	0.17	\$1,294	\$485,523	\$11.15	75.00	02000	202305100026042		RESIDENTIAL	401	BASE RATE
41-18-03-252-004	1420 WOODLAWN AVE SE	04/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$207,200	66.84	\$522,330	\$48,159	\$260,489	77.9	138.0	0.24	0.24	\$619	\$197,373	\$4.53	77.00	17000	202305040024738		RESIDENTIAL	401	BASE RATE
41-14-33-155-006	650 CAMBRIDGE BLVD SE	04/28/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$582,500	35.30	\$1,820,598	\$217,903	\$388,501	110.9	205.0	0.42	0.42	\$1,965	\$513,922	\$11.80	90.00	17000	202305200024090		RESIDENTIAL	401	CAMBR/SANLUARAE
41-14-33-455-021	2150 ARGENTINA DR SE	04/28/23	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$359,500	39.99	\$883,782	\$190,494	\$175,276	52.4	137.0	0.16	0.16	\$3,637	\$1,161,549	\$26.67	52.00	05000	202305030024042		RESIDENTIAL	401	BASE RATE
41-14-34-377-008	2645 HALL ST SE	05/01/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$393,600	42.39	\$1,027,466	\$391,210	\$488,676	158.0	156.5	0.53	0.53	\$2,475	\$904,928	\$17.01	147.00	16000	202305300024465		RESIDENTIAL	401	BASE RATE
41-14-34-428-016	3175 BONNELL AVE SE	05/01/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$373,000	33.91	\$1,005,975	\$570,387	\$476,362	142.4	263.0	0.62	0.62	\$4,006	\$925,953	\$21.26	102.00	09000	202305080025385		RESIDENTIAL	401	BASE RATE
41-14-34-327-033	904 BELLAIR AVE SE	05/02/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$309,300	37.27	\$862,875	\$286,368	\$319,343	100.2	120.5	0.30	0.30	\$2,857	\$942,000	\$21.63	110.00	09000	202305080025407		RESIDENTIAL	401	BASE RATE
41-14-27-382-030	345 PIONEER CLUB RD SE	05/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$217,100	45.23	\$575,910	\$237,255	\$333,165	99.6	204.0	0.38	0.38	\$2,383	\$626,003	\$14.37	81.00	08000	202305110026120		RESIDENTIAL	401	BASE RATE
41-18-03-254-001	1408 RIDGEWOOD AVE SE	05/05/23	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$231,700	45.17	\$612,408	\$224,295	\$323,703	96.7	140.0	0.31	0.31	\$2,318	\$735,393	\$16.88	95.00	17000	202305080025342		RESIDENTIAL	401	BASE RATE
41-14-33-205-022	2035 WEAHLY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$136,700	31.43	\$384,416	\$160,530	\$109,946	45.0	148.0	0.15	0.15	\$3,566	\$1,099,521	\$25.24	43.00	14000	202305160027174		RESIDENTIAL	401	BRETON/LAKE/WEA
41-14-34-302-022	939 BELLAIR AVE SE	05/15/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$304,100	41.67	\$844,893	\$58,095	\$202,992	60.8	138.0	0.19	0.19	\$1,452	\$463,658	\$10.64	50.00	09000	202305160027184		RESIDENTIAL	401	BASE RATE
41-18-03-307-051	2438 ARUNDEL DR SE	05/15/23	\$819,900	WD	03-ARM'S LENGTH	\$819,900	\$218,700	38.87	\$831,106	\$305,570	\$316,776	94.7	121.0	0.28	0.28	\$3,228	\$1,099,173	\$25.23	100.00	12000	202305100027286		RESIDENTIAL	401	BASE RATE
41-14-33-401-013	2011 ARGENTINA DR SE	05/17/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$296,500	43.60	\$802,856	\$193,709	\$316,565	90.4	225.0	0.36	0.36	\$2,144	\$535,108	\$12.78	70.00	20000	202305180027677		RESIDENTIAL	401	CAMBR/SANLUARAE
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$323,500	35.98	\$886,863	\$231,834	\$218,697	89.6	165.1	0.31	0.31	\$2,589	\$755,160	\$17.34	80.98	14000	202305190027879		RESIDENTIAL	401	CAMBR/SANLUARAE
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,800	35.35	\$648,514	\$192,899	\$191,413	78.4	160.0	0.26	0.26	\$2,461	\$730,678	\$16.77	72.00	14000	202305250029313		RESIDENTIAL	401	BRETON/LAKE/WEA
41-14-33-176-010	720 PLYMOUTH RD SE	05/18/23	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$430,400	44.60	\$1,331,106	\$126,336	\$492,442	154.9	324.0	0.74	0.74	\$815	\$169,806	\$3.90	100.00	03000	202305250029133		RESIDENTIAL	401	BASE RATE
41-14-34-451-013	2861 WOODCLIFF CIR SE	05/22/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$305,400	41.84	\$827,576	\$340,863	\$438,439	131.0	268.0	0.57	0.57	\$2,601	\$595,914	\$13.68	93.00	09000	202305260029537		RESIDENTIAL	401	BASE RATE
41-14-34-378-004	2629 MANOR DR SE	05/23/23	\$454,528	WD	03-ARM'S LENGTH	\$454,528	\$188,600	42.33	\$497,443	\$165,575	\$183,911	65.0	135.0	0.20	0.20	\$2,547	\$823,756	\$18.91	65.00	16000	202305310030217		RESIDENTIAL	401	BASE RATE
41-14-34-476-027	3007 WOODCLIFF CIR SE	05/23/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$355,500	39.07	\$1,001,777	\$298,770	\$390,547	116.7	152.0	0.38	0.38	\$2,560	\$778,047	\$17.86	110.00	09000	202306010030289		RESIDENTIAL	401	BASE RATE
41-18-03-102-006	2405 OKWOOD DR SE	05/31/23	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$210,700	38.45	\$619,005	\$230,781	\$301,786	90.2	152.0	0.30	0.30	\$2,509	\$777,040	\$17.84	85.00	11000	202306080031936		RESIDENTIAL	401	BASE RATE
41-18-03-328-066	1740 ANDOVER LN SE	06/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,200	43.11	\$467,815	\$216,813	\$259,628	77.6	117.0	0.23	0.23	\$2,794	\$930,528	\$21.36	80.00	12000	202306070031590		RESIDENTIAL	401	BASE RATE
41-14-33-427-028	965 LAKE DR SE	06/06/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$186,400	40.52	\$460,391	\$155,357	\$155,748	46.5	117.0	0.13	0.13	\$3,338	\$1,159,381	\$26.62	50.00	05000	202306140032997		RESIDENTIAL	401	BASE RATE
41-18-03-307-409	2438 ARUNDEL DR SE	06/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$325,100	41.95	\$783,435	\$285,937	\$294,372	88.0	129.0	0.27	0.27	\$3,250	\$1,070,925	\$24.59	90.00	12000	202306140033089		RESIDENTIAL	401	BASE RATE
41-14-27-482-026	340 ARUNDEL DR SE	06/09/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$490,100	36.99	\$1,263,093	\$683,092	\$621,185	185.7	161.0	0.62	0.63	\$3,679	\$1,094,699	\$25.13	170.00	08000	202306140032988		RESIDENTIAL	401	BASE RATE
41-14-33-255-001	728 SAN JOSE DR SE	06/13/23	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$384,600	43.46	\$1,005,292	\$245,308	\$365,600	115.0	190.0	0.50	0.50	\$2,323	\$766,588	\$17.60	128.00	20000	202306210034368		RESIDENTIAL	401	BASE RATE
41-18-03-205-019	2821 ELMWOOD DR SE	06/16/23	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$386,700	39.26	\$1,009,765	\$430,824	\$455,589	136.2	186.0	0.52	0.52	\$3,164	\$870,352	\$18.89	116.00	11000	202306220034891		RESIDENTIAL	401	BASE RATE
41-14-33-327-007	958 SANTA BARBARA DR SE	06/23/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$388,500	41.95	\$1,005,206	\$289,699	\$344,905	99.6	174.0	0.35	0.35	\$2,908	\$923,000	\$18.89	88.00	09000	202306270035597		RESIDENTIAL	401	CAMBR/SANLUARAE
41-14-33-377-001	1838 ARGENTINA DR SE	06/29/23	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$557,000	43.01	\$1,510,389	\$336,715	\$552,004	157.6	136.0	0.49	0.49	\$2,137	\$687,173	\$15.75	157.00	05000	202307050037262		RESIDENTIAL	401	CAMBR/SANLUARAE
41-14-34-328-008	974 PRINCETON BLVD SE	06/30/23	\$744,000	WD	03-ARM'S LENGTH	\$744,000	\$316,200	42.51	\$885,357	\$186,872	\$328,129	98.1	198.0	0.37	0.37	\$1,905	\$507,804	\$11.66	81.00	09000	202307140039440		RESIDENTIAL	401	BASE RATE
41-18-03-328-020	2656 BERWYCK RD SE	06/30/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$249,600	41.61	\$653,561	\$241,850	\$295,511	88.3	130.0	0.27	0.27	\$2,738	\$899,071	\$20.64	90.00	12000	202307200040677		RESIDENTIAL	401	BASE RATE
41-14-33-401-003	2000 SAN LU RAE DR SE	07/05/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$822,400	48.38	\$2,069,022	\$474,325	\$843,347	253.4	300.0	1.17	1.17	\$2,877	\$405,060	\$9.30	170.00	20000	202307140039299		RESIDENTIAL	401	CAMBR/SANLUARAE
41-18-03-327-007	2116 HAMPSHIRE BLVD SE	07/05/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$278,800	44.25	\$699,442	\$226,609	\$295,511	88.3	130.0	0.27	0.27	\$2,560	\$840,405	\$19.29	90.00	12000	202308280048945		RESIDENTIAL	401	BASE RATE
41-14-34-376-012	118 EASTWOOD AVE SE	07/07/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$212,700	42.12	\$554,929	\$107,803	\$157,732	47.1													

41-18-03-152-009	2458 MAPLEWOOD DR SE	02/02/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$322,800	48.91	\$803,636	\$181,078	\$324,714	97.0	147.0	0.31	0.31	\$1,866	\$576,682	\$13.24	93.00	11000	20240208006811	RESIDENTIAL	401	BASE RATE
41-14-27-382-023	252 HODDENPLY DR SE	02/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$177,000	35.76	\$473,642	\$301,630	\$280,272	83.8	148.0	0.27	0.27	\$3,601	\$1,108,934	\$25.46	80.00	08000	202402070006519	RESIDENTIAL	401	BASE RATE
41-14-33-459-016	2103 HALL ST SE	02/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$151,500	30.92	\$442,781	\$169,120	\$241,111	52.4	132.0	0.16	0.16	\$3,227	\$1,050,435	\$24.11	53.00	14000	20240200010208	RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-152-005	612 GLADSTONE AVE SE	02/15/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,600	38.36	\$487,724	\$106,265	\$143,989	43.0	100.0	0.12	0.12	\$2,469	\$924,043	\$21.21	50.00	02000	20240220009051	RESIDENTIAL	401	BASE RATE
41-18-02-27-005	1220 WOODSHIRE AVE SE	02/15/24	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$328,700	38.22	\$840,284	\$405,004	\$385,288	115.1	179.0	0.41	0.41	\$3,517	\$985,411	\$22.62	100.00	17000	202403150012803	RESIDENTIAL	401	BASE RATE
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$174,000	36.71	\$521,474	\$158,454	\$205,928	84.3	150.0	0.28	0.28	\$1,879	\$576,196	\$13.23	80.00	14000	202402280010052	RESIDENTIAL	401	BASE RATE
41-18-04-405-013	2145 TENWAY DR SE	02/26/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$159,100	39.28	\$443,186	\$179,278	\$217,464	65.0	110.0	0.18	0.18	\$2,758	\$985,044	\$22.61	72.00	18000	202403010010669	RESIDENTIAL	401	BRETON/LAKE/WEA
41-14-34-353-024	1057 KENEBERRY WAY SE	02/28/24	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$147,400	44.67	\$370,701	\$167,505	\$208,206	62.2	120.0	0.18	0.18	\$2,692	\$920,357	\$21.13	66.00	16000	202403010010479	RESIDENTIAL	401	BASE RATE
41-14-27-482-003	305 KINGSWOOD ROAD SE	02/29/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$193,100	37.13	\$545,888	\$182,364	\$208,252	89.5	147.0	0.31	0.31	\$2,037	\$590,591	\$13.59	75.00	08000	202403050010914	RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-33-108-005	3549 ROSEWOOD AVE SE	03/11/24	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$308,700	42.55	\$744,486	\$174,292	\$189,278	56.6	120.0	0.17	0.17	\$3,010	\$1,032,073	\$23.69	60.00	02000	202403040012538	RESIDENTIAL	401	BASE RATE
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$195,300	36.50	\$633,282	\$76,539	\$174,821	71.6	123.0	0.21	0.21	\$1,969	\$361,033	\$8.29	75.00	14000	202404030016415	RESIDENTIAL	401	BRETON/LAKE/WEA
41-18-04-402-028	2141 ENGLEWOOD DR SE	03/15/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$179,900	35.27	\$497,265	\$284,327	\$271,602	81.2	154.0	0.27	0.27	\$3,503	\$1,057,015	\$24.27	76.00	18000	202403190013501	RESIDENTIAL	401	BASE RATE
41-18-03-129-011	2653 ELMWOOD DR SE	03/22/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$471,800	47.18	\$1,110,410	\$210,439	\$320,849	95.9	164.0	0.33	0.33	\$2,195	\$641,582	\$14.73	70.00	11000	202403260014871	RESIDENTIAL	401	BASE RATE
41-14-34-453-021	2185 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENGTH	\$2,490,000	\$1,220,900	49.03	\$2,742,825	\$701,901	\$954,726	273.9	200.0	1.78	1.78	\$2,563	\$393,663	\$9.04	225.00	14000	202404004016567	RESIDENTIAL	401	BRETON/LAKE/WEA
41-18-04-229-004	2328 WILSHIRE DR SE	04/12/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$278,300	44.53	\$667,187	\$401,995	\$444,182	132.8	168.0	0.46	0.46	\$3,028	\$875,806	\$20.11	119.00	06000	202404160019292	RESIDENTIAL	401	BASE RATE
41-14-34-477-023	3101 HALL ST SE	04/15/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$206,400	32.50	\$537,565	\$325,454	\$228,019	98.0	150.0	0.32	0.32	\$3,320	\$1,017,044	\$23.35	93.00	09000	202404170020249	RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-34-356-039	1160 LAKE GROVE AVE SE	04/19/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$165,600	41.41	\$402,174	\$207,793	\$210,067	62.8	143.0	0.20	0.20	\$3,310	\$1,038,965	\$23.85	61.00	16000	202404250021905	RESIDENTIAL	401	BASE RATE
41-18-03-205-002	2812 OAKWOOD DR SE	04/19/24	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$384,500	45.24	\$833,821	\$282,093	\$265,914	79.5	160.0	0.27	0.27	\$3,550	\$1,052,586	\$24.16	73.00	11000	202404260021199	RESIDENTIAL	401	BASE RATE
41-14-33-426-010	910 PINCREST AVE SE	04/22/24	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$459,800	46.92	\$1,013,706	\$219,996	\$252,802	75.6	137.0	0.24	0.24	\$2,900	\$928,373	\$21.31	75.00	05000	202404260022282	RESIDENTIAL	401	BASE RATE
41-14-33-357-005	1656 SEMINOLE RD SE	04/26/24	\$1,055,000	WD	03-ARM'S LENGTH	\$1,055,000	\$400,000	37.91	\$1,017,574	\$365,897	\$328,471	98.2	168.0	0.34	0.34	\$3,727	\$1,079,342	\$24.78	88.00	03000	20240502023048	RESIDENTIAL	401	BASE RATE
41-18-04-427-006	2304 BOSTON ST SE	04/30/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$188,700	43.88	\$457,883	\$197,610	\$225,493	67.4	109.0	0.19	0.19	\$2,932	\$1,051,117	\$24.13	75.00	14000	202405060023811	RESIDENTIAL	401	BASE RATE
41-14-33-303-012	835 CAMBRIDGE DR SE	05/01/24	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$465,500	57.12	\$933,111	\$168,848	\$286,959	81.9	170.0	0.29	0.29	\$2,921	\$592,449	\$13.60	73.00	03000	202405060023879	RESIDENTIAL	401	CAMBR/SANLURAE
41-18-04-280-003	2324 ESTELLE DR SE	05/03/24	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$231,500	50.34	\$517,531	\$151,961	\$209,592	62.6	118.0	0.18	0.18	\$2,426	\$839,564	\$19.27	67.00	18000	202405070024056	RESIDENTIAL	401	BASE RATE
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S LENGTH	\$415,000	\$177,300	42.72	\$428,191	\$206,082	\$219,273	89.8	158.0	0.30	0.30	\$3,295	\$684,658	\$15.72	83.00	14000	202405240027934	RESIDENTIAL	401	BRETON/LAKE/WEA
41-14-33-107-019	555 ROSEWOOD AVE SE	05/17/24	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$339,800	43.56	\$773,020	\$199,413	\$192,433	57.5	120.0	0.17	0.17	\$3,467	\$1,186,982	\$27.25	65.00	02000	202405240027884	RESIDENTIAL	401	BASE RATE
41-14-33-303-013	1745 PONTIAC RD SE	05/20/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$520,700	45.28	\$1,194,745	\$278,029	\$322,774	92.1	127.0	0.28	0.28	\$3,017	\$1,003,715	\$23.04	95.00	03000	202405210027094	RESIDENTIAL	401	CAMBR/SANLURAE
41-18-03-302-006	2530 BOSTON ST SE	05/21/24	\$679,500	WD	03-ARM'S LENGTH	\$679,500	\$318,800	46.92	\$754,178	\$281,636	\$356,314	106.5	189.0	0.39	0.39	\$2,645	\$722,144	\$16.58	90.00	12000	20240530028574	RESIDENTIAL	401	BASE RATE
41-14-33-427-014	900 ARCHARD AVE SE	05/23/24	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$270,800	46.61	\$578,091	\$158,657	\$155,748	46.5	117.0	0.13	0.13	\$3,408	\$1,184,007	\$27.18	50.00	05000	20240530028746	RESIDENTIAL	401	BASE RATE
41-14-33-477-032	2300 ARCTIC DR SE	05/23/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$438,200	39.84	\$1,202,302	\$124,832	\$227,134	67.9	120.0	0.20	0.20	\$1,839	\$630,465	\$14.47	72.00	05000	20240530028645	RESIDENTIAL	401	BASE RATE
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$182,900	41.58	\$431,431	\$192,656	\$184,187	75.4	120.0	0.22	0.22	\$2,554	\$875,790	\$20.10	80.00	14000	20240530028723	RESIDENTIAL	401	BRETON/LAKE/WEA
41-18-04-202-009	2202 HALL ST SE	06/03/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$220,200	41.16	\$557,202	\$195,770	\$217,972	93.7	126.0	0.28	0.28	\$2,589	\$696,690	\$15.99	97.00	14000	202406050029829	RESIDENTIAL	401	ROBIN/CASC/HALL
41-18-03-306-010	2560 BERWYCK RD SE	06/11/24	\$576,080	WD	03-ARM'S LENGTH	\$576,080	\$270,300	46.92	\$603,452	\$231,067	\$258,439	77.2	104.0	0.21	0.21	\$2,992	\$1,100,319	\$25.26	88.00	12000	202406170031983	RESIDENTIAL	401	BASE RATE
41-18-03-101-015	2451 BEECHWOOD DR SE	06/12/24	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$261,400	52.28	\$559,477	\$204,978	\$264,455	79.0	154.0	0.26	0.26	\$2,592	\$782,359	\$19.76	74.00	11000	202406180032388	RESIDENTIAL	401	BASE RATE
41-18-03-102-005	1314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$268,300	44.57	\$623,044	\$197,754	\$218,798	89.6	150.0	0.29	0.29	\$2,207	\$674,128	\$15.49	85.00	14000	202407120037129	RESIDENTIAL	401	BRETON/LAKE/WEA
41-18-04-403-015	1741 WARWICK RD SE	06/25/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,700	46.06	\$347,762	\$165,411	\$188,173	56.2	152.0	0.19	0.19	\$2,941	\$894,114	\$20.53	53.00	18000	202407150037456	RESIDENTIAL	401	BASE RATE
41-14-33-428-028	929 MAXWELL AVE SE	06/28/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$237,000	53.26	\$537,809	\$64,923	\$157,732	47.1	120.0	0.14	0.14	\$1,377	\$470,457	\$10.80	50.00	05000	202407010034932	RESIDENTIAL	401	BASE RATE
41-14-34-476-026	1155 IDEMA DR SE	06/28/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$213,800	36.24	\$520,519	\$213,117	\$143,636	61.8	143.0	0.20	0.20	\$3,451	\$1,081,812	\$24.83	60.00	09000	202407050035817	RESIDENTIAL	401	ROBIN/CASC/HALL
41-18-03-101-005	2444 HALL ST SE	07/12/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$296,600	42.99	\$656,662	\$296,093	\$262,755	78.5	148.0	0.26	0.26	\$3,771	\$1,161,149	\$26.66	75.00	11000	202407160037966	RESIDENTIAL	401	BASE RATE
41-14-33-480-017	1139 LAKESIDE DR SE	07/17/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$218,400	48.00	\$472,857	\$133,845	\$151,702	45.3	111.0	0.13	0.13	\$2,952	\$1,053,898	\$24.19	50.00	05000	202407220039147	RESIDENTIAL	401	BASE RATE
41-18-03-327-002	2644 HAMPSHIRE BLVD SE	07/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$292,400	44.98	\$656,810	\$288,701	\$295,511	88.3	130.0	0.27	0.27	\$3,269	\$1,073,238	\$24.64	90.00	12000	202408020042184	RESIDENTIAL	401	BASE RATE
41-14-33-451-005	1030 SANTA CRUZ DR SE	07/31/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$332,300	57.55	\$665,312	\$131,286	\$236,598	70.7	120.0	0.21	0.21	\$1,857	\$634,232	\$14.56	75.00	05000	202408070043018	RESIDENTIAL	401	BASE RATE
41-14-34-352-022	1005 LAKE GROVE AVE SE	08/12/24	\$1,130,000	WD	03-ARM'S LENGTH	\$1,130,000	\$515,000	45.58	\$1,148,942	\$176,544	\$195,486	58.4	200.0	0.22	0.22	\$3,022	\$802,473	\$18.42	48.00	16000	202408150044745	RESIDENTIAL	401	BASE RATE
41-18-04-427-010	2332 BOSTON ST SE	08/16/24	\$648,900	WD	03-ARM'S LENGTH	\$648,900	\$310,000	47.77	\$760,367	\$105,875	\$217,342	85.0	89.0	0.26	0.26	\$1,630	\$649,540	\$14.91	80.00	14000	202408270046584	RESIDENTIAL	401	BASE RATE
41-14-																								

41-14-33-203-023	2039 WEALTHY ST SE	02/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$145,300	33.79	\$359,773	\$184,543	\$114,316	46.8	160.0	0.16	0.16	\$3,942	\$1,167,994	\$26.81	43.00	14000	202503050011671	RESIDENTIAL	401	BRETUN/LAKE/WEA	BASE RATE	
41-14-27-481-030	305 ARLINGTON DR SE	03/03/25	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$422,700	32.79	\$1,228,241	\$615,538	\$493,779	184.5	150.0	0.60	0.60	\$3,337	\$1,020,793	\$23.43	175.00	08000	202503070012072	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-33-403-011	924 FLORAL AVE SE	03/03/25	\$882,000	WD	03-ARM'S LENGTH	\$882,000	\$426,600	48.37	\$924,672	\$210,130	\$252,802	75.6	137.0	0.24	0.24	\$2,781	\$890,381	\$20.44	75.00	05000	202503190014034	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-34-376-006	1042 EASTWELL AVE SE	03/03/25	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$263,100	42.10	\$616,677	\$229,148	\$220,825	66.0	120.0	0.19	0.19	\$3,472	\$1,187,295	\$27.26	70.00	16000	202503110021287	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-33-428-026	919 MAXWELL AVE SE	03/03/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$263,500	51.17	\$564,208	\$108,524	\$157,732	47.1	120.0	0.14	0.14	\$2,402	\$786,406	\$18.05	50.00	05000	202503070012131	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-18-03-201-012	2860 LAKE DR SE	03/18/25	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$214,900	49.40	\$504,230	\$125,644	\$194,874	79.8	145.0	0.26	0.26	\$1,574	\$490,797	\$11.27	77.00	14000	202503250015431	RESIDENTIAL	401	BRETUN/LAKE/WEA	BASE RATE	
41-18-03-226-011	1340 WOODCLIFF DR SE	03/20/25	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$288,800	37.03	\$686,381	\$504,551	\$410,932	136.5	140.0	0.43	0.43	\$3,697	\$1,170,652	\$26.87	134.00	17000	202503270017634	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-27-382-002	2714 CASCADE RD SE	03/24/25	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$189,300	42.44	\$492,657	\$161,787	\$208,444	89.6	140.0	0.28	0.28	\$1,805	\$571,686	\$13.12	88.00	14000	202503110017839	RESIDENTIAL	401	ROBIN/CASC/HALL	BASE RATE	
41-14-33-101-003	1602 WEALTHY ST SE	03/25/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$206,300	47.98	\$496,789	\$25,305	\$92,094	37.7	120.0	0.11	0.11	\$671	\$230,045	\$5.28	40.00	14000	202503280017133	RESIDENTIAL	401	ROBIN/LAKE/WEA	BASE RATE	
41-14-34-251-009	675 MANHATTAN RD SE	03/31/25	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$939,900	49.47	\$1,940,787	\$384,212	\$424,999	127.0	180.0	0.46	0.46	\$3,025	\$844,422	\$19.39	110.00	09000	202503070017634	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-18-03-102-022	2445 OAKWOOD DR SE	03/31/25	\$817,500	WD	03-ARM'S LENGTH	\$817,500	\$429,600	52.55	\$919,852	\$182,761	\$285,113	85.2	179.0	0.30	0.30	\$2,145	\$560,188	\$13.80	74.00	11000	202504090023025	RESIDENTIAL	401	BASE RATE	BASE RATE	
Totals:						\$197,373,181	\$197,373,181	\$80,289,800	\$198,233,867	\$73,805,653	\$74,666,339	23,540.7	80.92	80.91			\$792,796									
						Sale Ratio =>	40.68	40.68	Average per FF=>	\$74,666,339	\$3,135	Average per Net Ac	912,099.99	Average per SqFt=>	\$20.94											
						Std. Dev. =>	7.26																			

Conclusion **792,796/acre**
 Extraction Method used on Neighborhoods 2,3,5,6,7,8,9,11,14,16,17,18,20

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	ther Parcels in S:	Land Table	Gravel	Paved	Inspected Date
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$808,100	40.41	\$2,088,556	\$542,742	\$631,298	156.9	303.4	1.00	1.00	\$3,459	\$543,285	\$12.47	88.00	10000	202304200021175.00	NBHD 10	0	0	12/17/2015
41-14-34-276-007	3103 MANHATTAN LN SE	04/24/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$623,300	26.52	\$2,011,705	\$1,162,467	\$824,172	257.9	399.0	1.37	1.37	\$4,508	\$846,046	\$19.42	150.00	00000	20230426002254.00	RESIDENTIAL	0	0	7/14/1998
41-14-33-176-032	2000 SAN LU RAE DR SE	07/03/25	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$822,400	48.38	\$2,488,989	\$198,567	\$87,156	25.3	300.0	1.17	1.17	\$784	\$169,570	\$3.89	170.00	20000	202307140039299.00	RESIDENTIAL	0	0	8/16/1989
41-14-33-326-031	800 PLYMOUTH RD SE	08/04/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$838,800	67.10	\$2,247,421	(\$234,629)	\$762,792	318.2	254.0	1.35	1.35	(\$737)	(\$173,414)	(\$3.98)	232.00	20000	202308100045103.00	RESIDENTIAL	0	0	6/25/2007
41-14-28-376-023	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S LENGTH	\$2,595,000	\$1,014,100	39.08	\$2,727,731	\$463,054	\$595,785	164.0	299.3	1.20	1.20	\$2,824	\$385,236	\$8.84	90.00	10000	202309050050050.00	NBHD 10	0	0	6/15/1998
41-14-28-376-023	2020 ROBINSON RD SE	10/27/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$992,100	26.11	\$3,603,314	\$1,261,683	\$1,064,997	331.7	368.5	2.04	2.04	\$3,803	\$619,992	\$14.23	185.00	10000	202310310062668.00	NBHD 10	0	0	NOT INSPECTED
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENGTH	\$2,490,000	\$1,220,900	49.03	\$3,012,697	\$717,391	\$1,240,088	275.9	200.0	1.78	1.78	\$2,620	\$402,351	\$9.24	225.00	14000	20240400016567.00	RESIDENTIAL	0	0	12/23/2015
41-14-33-176-032	1935 SAN LU RAE DR SE	09/10/24	\$4,275,000	WD	03-ARM'S LENGTH	\$4,275,000	\$1,052,200	24.61	\$3,407,673	\$2,553,182	\$1,685,855	434.1	364.8	2.64	2.64	\$5,881	\$968,950	\$22.24	211.50	20000	202410090056683.00	RESIDENTIAL	0	0	6/28/1999
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,813,036	\$896,159	\$734,195	270.3	262.0	1.17	1.17	\$3,316	\$767,917	\$17.63	194.00	08000	202410160058301.00	RESIDENTIAL	0	0	NOT INSPECTED
41-14-34-327-014	917 PRINCETON BLVD SE	11/26/24	\$3,977,000	WD	03-ARM'S LENGTH	\$3,977,000	\$1,503,500	37.80	\$3,857,215	\$1,369,926	\$1,250,141	156.1	348.7	1.33	1.33	\$8,774	\$1,029,246	\$23.63	125.00	10000	202411270067769.00	NBHD 10	0	0	6/23/1998

When reviewing above 1 acreage, the closest to 1.5 acres is at \$846,046 per acre. Used \$846,000 for 1.5 acre and then to determine the rest of the acreages, I used 6.7% which is calculated by taking 846,000/792,796=1.067

Code: RES Unit: 44 - CITY OF EAST GRAND RAPIDS Last Edited: 10/29/2025

Description: RESIDENTIAL

Acreage Table 'A'

Description: GOOD ACREAGE

Administrated land values

Enter the Estimated Land Value for each of these sizes:

1.5 Acres:	792,796	3 Acres:	1,027,693	10 Acres:	1,332,052	30 Acres:	1,726,540
1.5 Acres:	846,000	4 Acres:	1,096,548	15 Acres:	1,431,299	40 Acres:	1,842,228
2 Acres:	902,682	5 Acres:	1,170,017	20 Acres:	1,516,526	50 Acres:	1,965,657
2.5 Acres:	953,161	7 Acres:	1,248,408	25 Acres:	1,618,134	100 Acres:	2,097,356

Close

Outliers	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	ther Parcels in S:	Land Table	Gravel	Paved	Inspected Date
41-14-33-252-030	2115 LAKE DR SE	09/05/24	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$410,600	29.33	\$1,009,012	\$466,651	\$75,663	34.4	100.0	0.09	0.09	\$13,555	\$5,072,293	\$116.44	40.00	14000	202409110050239	RESIDENTIAL	401	BRETUN/LAKE/WEA	BASE RATE	
41-14-34-303-021	2433 GILMOUR ST SE	10/30/23	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$129,500	40.47	\$1,143,449	(\$672,432)	\$151,017	45.1	110.0	0.13	0.13	(\$14,899)	(\$5,336,762)	(\$122.52)	50.00	16000	202311010063004	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-33-255-004	2120 LAKE DR SE	08/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$246,500	54.78	\$944,752	(\$279,773)	\$214,979	88.0	186.0	0.32	0.32	(\$3,178)	(\$874,291)	(\$20.07)	75.00	14000	202309060050819	RESIDENTIAL	401	BRETUN/LAKE/WEA	BASE RATE	
41-18-03-328-002	1720 CONLON AVE SE	01/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$294,100	52.99	\$980,574	(\$115,773)	\$309,801	92.6	123.0	0.27	0.27	(\$1,250)	(\$422,529)	(\$9.70)	97.00	12000	202401170002692	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-28-353-004	245 BRIARWOOD AVE SE	04/25/23	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$305,300	51.31	\$789,170	(\$56,693)	\$137,477	59.1	131.0	0.18	0.18	(\$959)	(\$314,961)	(\$7.23)	60.00	02000	202305100026021	RESIDENTIAL	401	ROBIN/CASC/HALL	BASE RATE	
41-14-33-155-024	727 PLYMOUTH RD SE	10/10/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$570,200	45.62	\$1,746,621	(\$9,606)	\$487,015	145.6	286.0	0.66	0.66	(\$566)	(\$14,621)	(\$0.34)	100.00	03000	202310110058621	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-18-03-201-015	2816 HALL ST SE	05/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,900	49.98	\$852,006	(\$3,895)	\$348,165	104.1	169.0	0.36	0.36	(\$37)	(\$10,789)	(\$0.25)	93.00	11000	202306210030422	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-18-03-127-007	2612 BEECHWOOD DR SE	03/01/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$302,400	30.24	\$785,711	\$452,807	\$238,518	71.3	140.0	0.23	0.23	\$6,352	\$2,012,476	\$46.20	70.00	11000	202403050010887	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-28-351-005	265 GLADSTONE AVE SE	07/06/23	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$125,400	27.68	\$346,366	\$245,438	\$138,804	41.5	120.0	0.12	0.12	\$5,917	\$2,028,413	\$46.57	44.00	02000	202307140039528	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-18-04-433-016	1765 WHITFIELD RD SE	10/04/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$213,700	33.39	\$499,546	\$348,967	\$208,513	62.3	104.0	0.17	0.17	\$5,600	\$2,052,747	\$47.12	71.00	18000	202410170008457	RESIDENTIAL	401	BASE RATE	BASE RATE	
41-14-33-152-001	1612 SHERMAN ST SE	05/03/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$147,800	31.12	\$375,600	\$246,240	\$146,840	43.9	104.0	0.12	0.12	\$5,611	\$2,									

41-14-33-457-001	1112 SAN JOSE DR SE	06/07/23	\$543,117	WD	03-ARM'S LENGTH	\$543,117	\$190,800	35.13	\$470,136	\$226,719	\$153,738	45.9	114.0	0.13	0.13	\$4,934	\$1,730,679	\$39.73	50.00	05000	202306210034436	RESIDENTIAL	401	BASE RATE
41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$268,500	35.33	\$666,979	\$207,302	\$114,281	46.8	91.0	0.12	0.12	\$4,430	\$1,742,034	\$39.99	57.00	14000	202407030035592	RESIDENTIAL	401	BRETON/LAKE/WEA
41-14-33-327-021	945 SAN LUCIA DR SE	07/12/24	\$1,385,000	WD	03-ARM'S LENGTH	\$1,385,000	\$768,900	55.52	\$662,111	\$1,385,000	\$682,211	194.7	227.5	0.78	0.78	\$7,113	\$1,768,838	\$40.61	150.00	20000	202407150037464	RESIDENTIAL	401	CAMBR/SANLURAE
41-14-34-352-007	1000 KENASAW DR SE	11/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,200	29.56	\$406,935	\$289,402	\$170,977	51.1	141.0	0.16	0.16	\$5,567	\$1,784,210	\$40.90	50.00	16000	202311170066124	RESIDENTIAL	401	BASE RATE
41-14-33-427-021	931 LAKESIDE DR SE	08/23/24	\$868,500	WD	03-ARM'S LENGTH	\$868,500	\$369,100	42.50	\$784,738	\$239,510	\$155,748	46.5	117.0	0.13	0.13	\$5,146	\$1,787,388	\$41.03	50.00	05000	202408270046946	RESIDENTIAL	401	BASE RATE
41-14-33-424-024	947 LAKESIDE DR SE	06/21/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$362,200	31.50	\$838,070	\$467,678	\$155,748	46.5	117.0	0.13	0.13	\$10,047	\$3,490,134	\$80.12	50.00	05000	202406240033463	RESIDENTIAL	401	BASE RATE
41-18-03-200-017	2931 OAKWOOD DR SE	05/12/24	\$777,500	WD	03-ARM'S LENGTH	\$777,500	\$283,200	36.42	\$624,449	\$393,467	\$204,416	71.9	160.0	0.24	0.24	\$5,476	\$1,625,897	\$37.33	66.00	17000	202405230027598	RESIDENTIAL	401	BASE RATE
41-18-04-280-005	1438 EASTLAWN RD SE	07/12/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$143,100	36.23	\$331,398	\$215,025	\$151,423	45.3	120.0	0.13	0.13	\$4,751	\$1,628,977	\$37.40	48.00	18000	202407240039748	RESIDENTIAL	401	BASE RATE
41-18-04-431-009	2341 ENGLEWOOD DR SE	02/06/24	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$184,500	31.54	\$562,811	\$285,470	\$226,156	67.6	94.0	0.18	0.18	\$4,222	\$1,630,686	\$37.44	81.00	18000	202402120007203	RESIDENTIAL	401	BASE RATE
41-14-33-103-041	1675 LAKE DR SE	04/17/24	\$421,100	WD	03-ARM'S LENGTH	\$421,100	\$140,900	33.46	\$339,558	\$170,513	\$89,971	36.4	112.0	0.10	0.10	\$4,680	\$1,655,466	\$38.00	40.00	14000	202404230021554	RESIDENTIAL	401	BRETON/LAKE/WEA
41-14-04-281-009	1516 ROSALIND RD SE	06/06/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$253,800	33.05	\$646,695	\$383,295	\$264,990	79.2	120.0	0.23	0.23	\$4,940	\$1,659,286	\$38.09	84.00	18000	202305140030329	RESIDENTIAL	401	BASE RATE
41-14-33-476-012	2221 BURCHARD ST SE	09/30/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$173,100	37.23	\$398,274	\$222,474	\$155,748	46.5	117.0	0.13	0.13	\$4,780	\$1,660,254	\$38.11	50.00	05000	202410030055247	RESIDENTIAL	401	BASE RATE
41-18-03-202-009	2936 HALL ST SE	05/05/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$285,600	33.80	\$687,241	\$404,649	\$246,890	73.8	150.0	0.24	0.24	\$5,484	\$1,679,041	\$38.55	50.00	17000	202306070031710	RESIDENTIAL	401	BASE RATE
41-18-03-254-001	1408 RIDGEWOOD AVE SE	08/25/23	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$231,700	30.90	\$612,408	\$461,195	\$323,703	96.7	140.0	0.31	0.31	\$4,767	\$1,512,115	\$34.71	95.00	17000	202308280048862	RESIDENTIAL	401	BASE RATE
41-18-03-127-022	2561 OAKWOOD DR SE	02/28/25	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$466,100	40.53	\$1,012,128	\$495,202	\$357,330	106.8	132.0	0.33	0.33	\$4,637	\$1,514,379	\$34.77	108.00	11000	202503060011919	RESIDENTIAL	401	BASE RATE
41-14-34-352-005	965 LAKE GROVE AVE SE	04/03/23	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$556,700	38.66	\$1,365,813	\$286,484	\$212,297	66.8	113.0	0.19	0.19	\$4,289	\$1,515,788	\$34.80	73.00	16000	202304070017172	RESIDENTIAL	401	BASE RATE
41-18-03-258-008	1552 SHERWOOD AVE SE	05/28/24	\$626,700	WD	03-ARM'S LENGTH	\$626,700	\$219,900	35.09	\$521,406	\$359,590	\$254,296	76.0	135.0	0.24	0.24	\$4,731	\$1,523,686	\$34.98	76.00	17000	202405300026878	RESIDENTIAL	401	BASE RATE
41-14-33-454-001	1008 FLORAL AVE SE	10/28/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$283,900	42.06	\$612,818	\$251,460	\$189,278	56.6	120.0	0.17	0.17	\$4,445	\$1,524,000	\$34.99	60.00	05000	202411000024678	RESIDENTIAL	401	BASE RATE
41-14-33-377-010	1061 MONTEREY DR SE	12/11/24	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$445,000	33.97	\$1,126,978	\$619,610	\$436,588	130.5	136.0	0.41	0.41	\$4,749	\$1,526,133	\$35.04	130.00	20000	202412270073158	RESIDENTIAL	401	BASE RATE
41-18-04-277-010	2246 ESTELLE DR SE	03/11/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$162,600	39.66	\$364,284	\$203,486	\$157,770	47.2	111.0	0.13	0.13	\$4,316	\$1,529,970	\$35.12	52.00	07000	202503200014656	RESIDENTIAL	401	BASE RATE
41-14-33-207-028	546 GREENWOOD AVE SE	01/03/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$149,100	36.37	\$335,346	\$256,101	\$191,447	63.6	97.0	0.17	0.17	\$4,028	\$1,533,539	\$35.21	75.00	02000	202501080002117	RESIDENTIAL	401	BASE RATE
41-14-33-309-004	900 CAMBRIDGE DR SE	02/15/24	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$397,600	36.65	\$969,160	\$423,969	\$308,129	88.0	138.0	0.28	0.28	\$4,820	\$1,536,120	\$35.26	87.00	03000	202402230003237	RESIDENTIAL	401	CAMBR/SANLURAE
41-14-33-401-008	944 SAN LUCIA DR SE	05/20/24	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$344,800	37.89	\$772,675	\$418,839	\$281,514	80.4	155.0	0.27	0.27	\$5,212	\$1,568,685	\$36.01	75.00	20000	202406170032248	RESIDENTIAL	401	CAMBR/SANLURAE
41-14-33-306-004	1620 MACKINAW RD SE	04/18/23	\$792,000	WD	03-ARM'S LENGTH	\$792,000	\$257,100	32.46	\$174,773	\$252,584	\$175,357	52.4	132.0	0.16	0.16	\$4,820	\$1,568,485	\$36.02	53.00	03000	202304270020271	RESIDENTIAL	401	BASE RATE
41-18-03-177-017	2733 MAPLEWOOD DR SE	06/03/24	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$337,300	37.90	\$742,786	\$422,320	\$275,106	82.2	150.0	0.27	0.27	\$5,137	\$1,569,963	\$36.04	78.00	11000	202406050029841	RESIDENTIAL	401	BASE RATE
41-18-03-304-004	1742 BRETON RD SE	11/07/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$200,100	32.27	\$487,626	\$297,698	\$165,324	67.7	110.0	0.19	0.19	\$4,397	\$1,575,122	\$36.16	75.00	14000	20241120063976	RESIDENTIAL	401	BRETON/LAKE/WEA
41-14-34-353-014	2422 SANTA MONICA DR SE	07/24/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$208,100	36.19	\$404,464	\$247,836	\$167,300	50.0	135.0	0.16	0.16	\$4,957	\$1,598,942	\$36.71	50.00	16000	202408050042449	RESIDENTIAL	401	BASE RATE
41-14-33-377-004	1064 SANTA BARBARA DR SE	09/12/24	\$697,500	WD	03-ARM'S LENGTH	\$697,500	\$258,100	37.00	\$635,247	\$308,070	\$246,117	70.3	136.0	0.22	0.22	\$4,385	\$1,406,712	\$32.29	70.00	05000	202409160010506	RESIDENTIAL	401	CAMBR/SANLURAE
41-14-33-155-002	612 CAMBRIDGE BLVD SE	11/30/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$421,000	28.07	\$1,271,762	\$597,314	\$369,076	110.9	205.0	0.42	0.42	\$5,386	\$1,408,759	\$32.34	90.00	03000	202312050060166	RESIDENTIAL	401	CAMBR/SANLURAE
41-18-03-127-027	2635 OAKWOOD DR SE	07/25/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$313,800	32.18	\$869,155	\$483,444	\$377,597	112.9	130.0	0.34	0.34	\$4,284	\$1,409,458	\$32.36	115.00	11000	20230726001494	RESIDENTIAL	401	BASE RATE
41-14-34-277-001	636 MANHATTAN RD SE	06/29/23	\$1,680,000	WD	03-ARM'S LENGTH	\$1,680,000	\$532,000	31.67	\$1,458,920	\$690,426	\$469,346	140.3	170.0	0.49	0.49	\$4,922	\$1,414,807	\$32.48	125.00	09000	202307050037258	RESIDENTIAL	401	BASE RATE
41-18-03-177-015	2717 MAPLEWOOD DR SE	07/10/23	\$816,000	WD	03-ARM'S LENGTH	\$816,000	\$263,700	32.32	\$680,588	\$417,020	\$281,608	84.2	170.0	0.29	0.29	\$4,955	\$1,423,276	\$32.67	75.00	11000	2023073003039282	RESIDENTIAL	401	BASE RATE
41-14-33-207-018	565 LOVETT AVE SE	02/27/25	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$237,900	33.13	\$592,972	\$174,873	\$132,845	39.7	133.0	0.12	0.12	\$4,405	\$1,433,385	\$32.91	40.00	21000	202503070012030	RESIDENTIAL	401	BASE RATE
41-18-03-254-008	1417 EDGEWOOD AVE SE	10/17/24	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$216,200	39.89	\$503,357	\$303,583	\$264,940	79.2	100.0	0.21	0.21	\$3,834	\$1,438,782	\$33.03	92.00	17000	202412050060942	RESIDENTIAL	401	BASE RATE
41-18-04-431-013	1706 EXETER DR SE	06/28/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$254,100	39.70	\$594,212	\$279,223	\$233,435	69.8	108.0	0.19	0.19	\$4,400	\$1,446,751	\$33.21	78.00	18000	202407260033450	RESIDENTIAL	401	BASE RATE
41-18-03-181-010	2722 RICHARDS DR SE	11/13/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$122,200	33.94	\$325,893	\$188,144	\$154,037	46.0	110.0	0.13	0.13	\$4,087	\$1,458,481	\$33.48	51.00	07000	20231120066857	RESIDENTIAL	401	BASE RATE
41-14-33-326-006	910 PLYMOUTH RD SE	06/16/23	\$1,405,000	WD	03-ARM'S LENGTH	\$1,405,000	\$398,200	28.34	\$1,105,984	\$719,306	\$420,290	125.6	213.0	0.49	0.49	\$5,727	\$1,470,973	\$33.77	100.00	20000	202306210034586	RESIDENTIAL	401	BASE RATE
41-14-33-309-030	1749 ALEXANDER RD SE	01/26/24	\$1,170,000	WD	03-ARM'S LENGTH	\$1,170,000	\$386,700	33.05	\$1,118,892	\$259,038	\$207,930	59.4	120.0	0.17	0.17	\$4,364	\$1,497,329	\$34.37	63.00	03000	20240130004915	RESIDENTIAL	401	CAMBR/SANLURAE
41-14-33-455-011	2155 BURCHARD ST SE	05/09/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,400	38.57	\$509,452	\$212,831	\$192,283	57.5	86.0	0.14	0.14	\$3,704	\$1,498,810	\$34.41	72.00	05000	202305120026470	RESIDENTIAL	401	BASE RATE
41-14-33-103-009	430 ROSEWOOD AVE SE	09/14/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$222,700	33.74	\$615,273	\$154,443	\$119,716	36.4	112.0	0.10	0.10	\$4,239	\$1,499,447	\$34.42	40.00	02000	202309180035310	RESIDENTIAL	401	BASE RATE
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$599,182	\$269,657	\$218,939	65.4	125.0	0.20	0.20	\$4,121	\$1,382,856	\$31.75	68.00	08000	202307310042811	RESIDENTIAL	401	BASE RATE
41-14-33-403-024	917 PINECREST AVE SE	06/07/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$409,800	42.03	\$908,455	\$318,347	\$252,802	75.6	137.0	0.24	0.24	\$4,214	\$1,348,928	\$30.97	50.00	05000	202406200032767	RESIDENTIAL	401	BASE RATE
41-18-03-404-001	2771 WARRICK RD SE	03/28/25	\$930,100	WD	03-ARM'S LENGTH	\$930,100	\$247,500	37.81	\$340,248	\$225,022	\$175,170	52.4	148.0	0.17	0.17	\$4,298	\$1,323,659	\$30.39	50.00					

2026 Land Analysis-NBHD 10 Land Table
Neigh 10
Sales between 4/1/2023-3/31/2025

FSK LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$808,100	40.41	\$1,807,482	\$833,515	\$640,997	156.9	303.4	1.00	1.00	\$5,312	\$834,349	\$19.15	88.00	10000	202304200021175		NBHD 10	401	FSK 1ST 100 FF
41-14-28-376-013	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S LENGTH	\$2,595,000	\$1,014,100	39.08	\$2,318,379	\$881,528	\$604,907	164.0	299.3	1.20	1.20	55,376	\$733,384	\$16.84	90.00	10000	202309050005050		NBHD 10	401	FSK 1ST 100 FF
41-14-28-376-023	2020 ROBINSON RD SE	10/27/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$992,100	26.11	\$2,663,658	\$2,221,542	\$1,085,200	331.7	368.5	2.04	2.04	56,697	\$1,091,667	\$25.06	185.00	10000	202310310006268		NBHD 10	401	FSK 1ST 100 FF
41-14-33-201-005	449 EDGEMERE DR SE	09/06/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$631,500	42.10	\$439,895	\$1,500,000	\$438,455	102.9	130.3	0.33	0.33	14,577	\$4,504,505	\$103.41	100.00	10000	2024091100050230		NBHD 10	401	FSK 1ST 100 FF

Only four sales, reviewed the four sales along with sales near Fisk Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$808,100	40.41	\$1,807,482	\$833,515	\$640,997	156.9	303.4	1.00	1.00	\$5,312	\$834,349	\$19.15	88.00	10000	202304200021175		NBHD 10	401	FSK 1ST 100 FF
41-14-34-328-008	3103 MANHATTAN LN SE	04/24/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$623,300	26.52	\$1,840,248	\$1,372,605	\$862,853	257.9	399.0	1.37	1.37	55,323	\$998,985	\$22.93	150.00	09900	202304200025214		RESIDENTIAL	401	BASE RATE
41-14-34-428-016	3175 BONNELL AVE SE	05/01/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$373,000	33.91	\$1,023,355	\$553,007	\$476,362	142.4	263.0	0.62	0.62	\$3,884	\$897,739	\$20.61	102.00	09900	202305080023585		RESIDENTIAL	401	BASE RATE
41-14-34-327-033	904 BELLCLAIRE AVE SE	05/02/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$309,300	37.27	\$871,000	\$278,243	\$319,343	100.2	120.5	0.30	0.30	72,776	\$915,273	\$21.01	110.00	09900	202305080025407		RESIDENTIAL	401	BASE RATE
41-14-27-382-030	345 PIONEER CLUB RD SE	05/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$217,100	45.23	\$578,307	\$234,858	\$333,165	99.6	204.0	0.38	0.38	52,359	\$619,678	\$14.23	81.00	08000	202305110002610		RESIDENTIAL	401	BASE RATE
41-14-34-302-022	939 BELLCLAIRE AVE SE	05/15/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$304,100	41.66	\$860,857	\$202,978	\$70,121	60.7	138.0	0.19	0.19	11,189	\$379,584	\$8.71	60.00	09900	202305160027148		RESIDENTIAL	401	BASE RATE
41-14-34-451-013	2861 WOODCLIFF CIR SE	05/22/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$305,400	41.84	\$849,597	\$318,842	\$438,439	131.0	268.0	0.57	0.57	52,433	\$557,416	\$12.80	93.00	09900	202305260029537		RESIDENTIAL	401	BASE RATE
41-14-34-476-027	3007 WOODCLIFF CIR SE	05/23/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$355,500	39.07	\$1,019,875	\$280,672	\$390,447	116.7	152.0	0.38	0.38	52,405	\$730,917	\$16.78	110.00	09900	202306010030289		RESIDENTIAL	401	BASE RATE
41-14-34-476-024	1151 IDEMA DR SE	05/26/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$150,500	33.37	\$440,290	\$168,442	\$157,732	47.1	120.0	0.14	0.14	53,573	\$1,220,594	\$28.02	50.00	09900	202305300029748		RESIDENTIAL	401	BASE RATE
41-14-34-777-013	3150 MANHATTAN LN SE	05/31/23	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,191,900	37.84	\$2,844,399	\$1,373,163	\$1,067,562	155.1	315.4	0.94	0.94	54,884	\$1,459,259	\$33.50	130.00	10000	202306090032255		NBHD 10	401	REDS 1ST 100 F
41-14-27-482-026	340 ARLINGTON DR SE	06/09/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$490,100	36.99	\$1,282,143	\$664,042	\$621,185	185.7	161.0	0.62	0.63	53,577	\$1,064,170	\$24.43	170.00	08000	202306140032988		RESIDENTIAL	401	BASE RATE
41-14-34-777-001	636 MANHATTAN RD SE	06/29/23	\$1,680,000	WD	03-ARM'S LENGTH	\$1,680,000	\$532,000	31.67	\$1,488,770	\$660,576	\$469,346	140.3	170.0	0.49	0.49	54,709	\$1,353,639	\$31.08	125.00	09900	202307050037258		RESIDENTIAL	401	BASE RATE
41-14-34-328-008	974 PRINCETON BLVD SE	06/30/23	\$744,000	WD	03-ARM'S LENGTH	\$744,000	\$316,300	42.51	\$903,518	\$158,711	\$328,229	98.1	198.0	0.37	0.37	11,720	\$458,454	\$10.52	81.00	09900	202307140039440		RESIDENTIAL	401	BASE RATE
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$606,394	\$262,445	\$218,939	65.4	125.0	0.20	0.20	54,011	\$1,345,872	\$30.90	68.00	08000	202307310042118		RESIDENTIAL	401	BASE RATE
41-14-34-477-005	1094 IDEMA DR SE	07/31/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$342,200	39.11	\$1,006,629	\$136,767	\$268,396	80.2	163.0	0.27	0.27	52,705	\$500,978	\$11.50	73.00	09900	202308080044676		RESIDENTIAL	401	BASE RATE
41-14-28-376-013	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S LENGTH	\$2,595,000	\$1,014,100	39.08	\$2,318,379	\$881,528	\$604,907	164.0	299.0	1.20	1.20	55,376	\$733,384	\$16.84	90.00	10000	202309050005050		NBHD 10	401	FSK 1ST 100 FF
41-14-27-382-023	252 HODENPYL DR SE	09/27/23	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$192,000	38.27	\$479,727	\$263,045	\$280,272	83.8	148.0	0.27	0.27	53,140	\$967,077	\$22.20	80.00	08000	202310400057412		RESIDENTIAL	401	BASE RATE
41-14-28-376-023	2020 ROBINSON RD SE	10/27/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$992,100	26.11	\$2,663,658	\$2,221,542	\$1,085,200	331.7	368.5	2.04	2.04	56,697	\$1,091,667	\$25.06	185.00	10000	202310310006268		NBHD 10	401	FSK 1ST 100 FF
41-14-34-428-015	3163 BONNELL AVE SE	10/31/23	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$390,000	40.84	\$1,111,073	\$480,382	\$616,355	211.3	275.5	0.94	0.94	52,272	\$513,122	\$11.78	148.00	09900	20231050003881		RESIDENTIAL	401	BASE RATE
41-14-34-202-012	421 MANHATTAN RD SE	11/15/23	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$665,000	26.90	\$1,651,381	\$904,753	\$456,134	136.3	200.0	0.51	0.51	56,637	\$1,760,220	\$40.41	112.00	09900	202311220067069		RESIDENTIAL	401	BASE RATE
41-14-34-327-013	942 BELLCLAIRE AVE SE	11/16/23	\$866,000	WD	03-ARM'S LENGTH	\$866,000	\$326,300	37.82	\$910,548	\$354,941	\$420,489	138.2	143.0	0.56	0.56	52,719	\$617,323	\$15.41	106.00	09900	202311220069693		RESIDENTIAL	401	BASE RATE
41-14-34-328-006	596 PRINCETON BLVD SE	12/14/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$339,600	43.26	\$960,479	\$152,750	\$328,229	98.1	198.0	0.37	0.37	13,557	\$415,082	\$9.53	81.00	09900	202312120071332		RESIDENTIAL	401	BASE RATE
41-14-27-382-023	252 HODENPYL DR SE	02/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$177,000	37.13	\$479,727	\$295,545	\$280,272	83.8	148.0	0.27	0.27	53,528	\$1,086,563	\$24.94	80.00	08000	202402070006519		RESIDENTIAL	401	BASE RATE
41-14-27-482-003	305 KINGSWOOD ROAD SE	02/29/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$193,100	37.13	\$550,394	\$177,858	\$208,252	89.5	147.0	0.31	0.31	51,987	\$577,461	\$13.26	75.00	08000	202403050010914		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-34-204-013	2905 PIONEER CLUB RD SE	04/09/24	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$233,100	25.48	\$57,585	\$596,075	\$238,660	71.3	153.0	0.24	0.24	58,357	\$2,536,489	\$58.23	67.00	09900	202404100020032		RESIDENTIAL	401	BASE RATE
41-14-34-347-023	3101 HALL ST SE	04/15/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$206,400	32.50	\$539,862	\$323,157	\$228,019	98.0	150.0	0.32	0.32	53,296	\$1,009,866	\$23.18	93.00	09900	202404170020242		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-34-206-009	2924 PIONEER CLUB RD SE	06/05/24	\$2,725,000	WD	03-ARM'S LENGTH	\$2,725,000	\$1,066,500	39.14	\$2,323,957	\$1,462,676	\$1,061,633	151.1	348.8	0.97	0.97	59,683	\$1,509,470	\$34.65	121.00	10000	202406130031474		NBHD 10	401	REDS 1ST 100 F
41-14-34-476-026	1155 IDEMA DR SE	06/28/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$213,800	36.24	\$522,085	\$211,551	\$143,636	61.8	143.0	0.20	0.20	53,426	\$1,073,863	\$24.65	60.00	09900	202407050035817		RESIDENTIAL	401	ROBIN/CASC/HALL
41-14-34-477-035	1114 IDEMA DR SE	08/23/24	\$1,083,000	WD	03-ARM'S LENGTH	\$1,083,000	\$488,500	45.11	\$1,157,271	\$358,338	\$432,609	129.3	262.0	0.52	0.52	52,772	\$690,439	\$15.85	100.00	09900	202408280047223		RESIDENTIAL	401	BASE RATE
41-14-27-381-003	2645 REEDS LAKE BLVD SE	10/15/24	\$1,095,000	WD	03-ARM'S LENGTH	\$1,095,000	\$609,800	55.69	\$1,329,313	\$351,760	\$586,073	175.2	140.0	0.55	0.55	52,008	\$636,094	\$14.60	172.00	09900	202410220009219		RESIDENTIAL	401	BASE RATE
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,751,777	\$991,876	\$768,653	270.3	262.0	1.17	1.17	53,670	\$849,937	\$19.51	194.00	09900	202410160058301		RESIDENTIAL	401	BASE RATE
41-14-34-202-002	2863 REEDS LAKE BLVD SE	10/18/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$406,900	43.99	\$988,009	\$364,291	\$407,300	121.7	126.0	0.36											

2026 Land Analysis-NBHD 10 Land Table
Neigh 10
Sales between 4/1/2023-3/31/2025

REEDS LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
41-14-34-277-013	3150 MANHATTAN LN SE	05/31/23	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,191,900	37.84	\$2,844,399	\$1,373,163	\$1,067,562	155.1	315.4	0.94	0.94	\$8,854	\$1,459,259	\$33.50	130.00	10000	202306090032255		NBHD 10	401	REEDS 1ST 100 F	
41-14-34-326-006	2605 FREDERICK DR SE	11/01/23	\$2,000,000	WD	20-MULTI PARCEL SALE REF	\$2,000,000	\$723,900	36.20	\$1,741,673	\$988,043	\$729,716	93.4	345.0	0.40	0.14	\$10,582	\$2,495,058	\$57.28	100.00	10000	202311020063380	41-14-34-326-006	NBHD 10	401	REEDS 1ST 100 F	
41-14-34-326-006	2607 FREDERICK DR SE	11/01/23	\$2,000,000	WD	19-MULTI PARCEL ARM'S LENGT	\$2,000,000	\$723,900	36.20	\$1,741,673	\$988,043	\$729,716	93.4	345.0	0.40	0.25	\$10,582	\$2,495,058	\$57.28	100.00	10000	202311020063380	41-14-34-326-005	NBHD 10	401	REEDS 1ST 100 F	
41-14-34-206-009	2924 PIONEER CLUB RD SE	06/05/24	\$2,725,000	WD	03-ARM'S LENGTH	\$2,725,000	\$1,066,500	39.14	\$2,323,957	\$1,462,676	\$1,061,633	151.5	348.8	0.97	0.97	\$9,683	\$1,509,470	\$34.65	121.00	10000	202406130031474		NBHD 10	401	REEDS 1ST 100 F	
41-14-34-326-007	2609 FREDERICK DR SE	08/01/24	\$2,560,000	WD	03-ARM'S LENGTH	\$2,560,000	\$866,800	33.86	\$1,865,235	\$1,277,646	\$583,171	74.6	345.0	0.48	0.48	\$17,122	\$2,689,781	\$61.75	60.00	10000	202408090043661		NBHD 10	401	REEDS 1ST 100 F	
41-14-34-327-014	917 PRINCETON BLVD SE	11/26/24	\$3,977,000	WD	03-ARM'S LENGTH	\$3,977,000	\$1,503,500	37.80	\$3,412,445	\$1,869,965	\$1,305,410	156.1	348.7	1.33	1.33	\$11,977	\$1,404,932	\$32.25	125.00	10000	202411270067769		NBHD 10	401	REEDS 1ST 100 F	
41-14-34-302-002	2515 INDIAN TRL SE	12/11/24	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,004,500	35.88	\$2,245,079	\$1,514,760	\$959,839	128.7	310.0	0.77	0.77	\$11,770	\$1,969,779	\$45.22	108.00	10000	202412230072706		NBHD 10	401	REEDS 1ST 100 F	
Totals:						\$19,212,000	\$7,081,000			\$16,174,751	\$9,474,296	852.3		5.28	4.88											
						Sale. Ratio =>	36.86		Average	per FF=>	\$11,116		Average	per Net Acre=>	1,795,394.35		Average	per SqFt=>	\$41.22							
						Std. Dev. =>	1.72																			

Only seven sales, reviewed the seven sales along with sales near Reeds Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$808,100	40.41	\$1,807,482	\$833,515	\$640,397	156.9	303.4	1.00	1.00	\$5,312	\$834,349	\$19.15	88.00	10000	202304200012175		NBHD 10	401	FSK 1ST 100 FF	
41-14-34-276-007	3103 MANHATTAN LN SE	04/24/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$623,300	26.52	\$1,840,248	\$1,372,605	\$862,853	257.9	399.0	1.37	1.37	\$5,323	\$998,985	\$22.93	150.00	09000	202304260022514		RESIDENTIAL	401	BASE RATE	
41-14-34-428-016	3175 BONNELL AVE SE	05/01/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$373,000	33.91	\$1,023,355	\$553,007	\$476,362	142.4	263.0	0.62	0.62	\$3,884	\$897,739	\$20.61	102.00	09000	202305080025385		RESIDENTIAL	401	BASE RATE	
41-14-34-277-013	3150 MANHATTAN LN SE	05/31/23	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,191,900	37.84	\$2,844,399	\$1,373,163	\$1,067,562	155.1	315.4	0.94	0.94	\$8,854	\$1,459,259	\$33.50	130.00	10000	202306090032255		NBHD 10	401	REEDS 1ST 100 F	
41-14-34-277-001	636 MANHATTAN RD SE	06/29/23	\$1,680,000	WD	03-ARM'S LENGTH	\$1,680,000	\$532,000	31.67	\$1,488,770	\$660,576	\$469,346	140.3	170.0	0.49	0.49	\$4,709	\$1,353,639	\$31.08	125.00	09000	202307050037258		RESIDENTIAL	401	BASE RATE	
41-14-27-454-018	208 LAKEWOOD DR SE	07/25/23	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$228,200	35.11	\$606,394	\$262,445	\$218,939	65.4	125.0	0.20	0.20	\$4,011	\$1,345,872	\$30.90	68.00	08000	202307310042811		RESIDENTIAL	401	BASE RATE	
41-14-28-376-013	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S LENGTH	\$2,595,000	\$1,014,100	39.08	\$2,318,379	\$881,528	\$604,907	164.0	299.3	1.20	1.20	\$5,376	\$733,384	\$16.84	90.00	10000	202309050050500		NBHD 10	401	FSK 1ST 100 FF	
41-14-28-376-023	2020 ROBINSON RR SE	10/27/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$992,100	26.11	\$2,663,658	\$2,221,542	\$1,085,200	331.7	368.5	2.04	2.04	\$6,697	\$1,091,667	\$25.06	185.00	10000	202310310062668		NBHD 10	401	FSK 1ST 100 FF	
41-14-34-326-006	2605 FREDERICK DR SE	11/01/23	\$2,000,000	WD	20-MULTI PARCEL SALE REF	\$2,000,000	\$723,900	36.20	\$1,741,673	\$988,043	\$729,716	93.4	345.0	0.40	0.14	\$10,582	\$2,495,058	\$57.28	100.00	10000	202311020063380	41-14-34-326-006	NBHD 10	401	REEDS 1ST 100 F	
41-14-34-326-006	2607 FREDERICK DR SE	11/01/23	\$2,000,000	WD	19-MULTI PARCEL ARM'S LENGT	\$2,000,000	\$723,900	36.20	\$1,741,673	\$988,043	\$729,716	93.4	345.0	0.40	0.25	\$10,582	\$2,495,058	\$57.28	100.00	10000	202311020063380	41-14-34-326-005	NBHD 10	401	REEDS 1ST 100 F	
41-14-34-202-012	421 MANHATTAN RD SE	11/15/23	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$565,000	26.90	\$1,651,381	\$904,753	\$456,134	136.3	200.0	0.51	0.51	\$6,637	\$1,760,220	\$40.41	112.00	09000	202311200067069		RESIDENTIAL	401	BASE RATE	
41-14-34-204-013	2905 PIONEER CLUB RD SE	04/09/24	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$233,100	25.48	\$575,585	\$596,075	\$238,660	71.3	153.0	0.24	0.24	\$8,357	\$2,336,489	\$58.23	67.00	09000	202401620002032		RESIDENTIAL	401	BASE RATE	
41-14-34-206-009	2924 PIONEER CLUB RD SE	06/05/24	\$2,725,000	WD	03-ARM'S LENGTH	\$2,725,000	\$1,066,500	39.14	\$2,323,957	\$1,462,676	\$1,061,633	151.1	348.8	0.97	0.97	\$9,683	\$1,509,470	\$34.65	121.00	10000	202406130031474		NBHD 10	401	REEDS 1ST 100 F	
41-14-34-326-007	2609 FREDERICK DR SE	08/01/24	\$2,560,000	WD	03-ARM'S LENGTH	\$2,560,000	\$866,800	33.86	\$1,865,235	\$1,277,646	\$583,171	74.6	345.0	0.48	0.48	\$17,122	\$2,689,781	\$61.75	60.00	10000	202408090043661		NBHD 10	401	REEDS 1ST 100 F	
41-14-33-201-005	449 EDGEWERE DR SE	09/06/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$631,500	42.10	\$439,895	\$1,500,000	\$438,455	102.9	130.3	0.33	0.33	\$14,577	\$4,504,505	\$103.41	100.00	10000	202409110050230		NBHD 10	401	FSK 1ST 100 FF	
41-14-27-452-017	2800 COTSWOLD LN SE	10/15/24	\$1,975,000	WD	03-ARM'S LENGTH	\$1,975,000	\$705,300	35.71	\$1,751,777	\$991,876	\$768,653	270.3	262.0	1.17	1.17	\$3,670	\$849,937	\$19.51	194.00	08000	202410160058301		RESIDENTIAL	401	BASE RATE	
41-14-34-327-014	917 PRINCETON BLVD SE	11/26/24	\$3,977,000	WD	03-ARM'S LENGTH	\$3,977,000	\$1,503,500	37.80	\$3,412,445	\$1,869,965	\$1,305,410	156.1	348.7	1.33	1.33	\$11,977	\$1,404,932	\$32.25	125.00	10000	202411270067769		NBHD 10	401	REEDS 1ST 100 F	
41-14-34-302-002	2515 INDIAN TRL SE	12/11/24	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,004,500	35.88	\$2,245,079	\$1,514,760	\$959,839	128.7	310.0	0.77	0.77	\$11,770	\$1,969,779	\$45.22	108.00	10000	202412230072706		NBHD 10	401	REEDS 1ST 100 F	
41-14-27-382-023	252 HODENPNY DR SE	03/17/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$202,100	37.78	\$479,727	\$335,545	\$280,272	83.8	148.0	0.27	0.27	\$4,006	\$1,233,621	\$28.32	80.00	08000	202503200014664		RESIDENTIAL	401	BASE RATE	
Totals:						\$40,411,900	\$7,210,500			\$32,803,402	\$20,587,763	\$12,977,825	2,775.5	14.71	14.31											
						Sale. Ratio =>	17.84		Average	per FF=>	\$7,418		Average	per Net Acre=>	1,399,861.49		Average	per SqFt=>	\$32.14							
						Std. Dev. =>	5.05																			

Conclusion

2025 Reeds 1st 100 7,400 **2025 Reeds Addl** 2,800
2026 Reeds 1st 100 7,418/per front foot **2026 Reeds Addl** 2,818/per front foot

Extraction Method Used

Rate Group 'A'

Description: REEDS 1ST 100 FF

Front Foot Rule: 2.00

Standard Depth: 200

Depth Factor Curve: 0

Standard Portage (Est.): 0

Front Factor Curve: 0.00

Maximum Portage Factor: 0.00

Area: []

Description: []

Site Value: 0

Close

Rate Group 'B'

Description: REEDS ADDL FF

Front Foot Rule: 2.818

Standard Depth: 200

Depth Factor Curve: 0

Standard Portage (Est.): 0

Front Factor Curve: 0.00

Maximum Portage Factor: 0.00

Area: []

Description: []

Site Value: 0

Close

2026 Land Analysis-Neigh 10

Acreage Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFtActual	FCP Area	Liber/Page	ir Parcels	ir Land Table	Inspected Date	Class	Rate Group
41-14-33-126-001	1827 WEALTHY ST SE	04/17/23	\$2,000,000	WD	03-ARM'S I	\$2,000,000	\$808,100	40.41	\$1,791,067	\$849,930	\$640,997	156.9	303.4	1.00	1.00	\$5,416	\$850,781	\$19.53	88.00	10000	202304200021175	NBHD 10	12/17/2015	401	FSK 1ST 100 FF
41-14-34-276-007	3103 MANHATTAN LN SE	04/24/23	\$2,350,000	WD	03-ARM'S I	\$2,350,000	\$623,300	26.52	\$1,818,458	\$1,394,395	\$862,853	257.9	399.0	1.37	1.37	\$5,407	\$1,014,844	\$23.30	150.00	09000	202304260022514	RESIDENTI	7/14/1998	401	BASE RATE
41-14-34-428-016	3175 BONNELL AVE SE	05/01/23	\$1,100,000	WD	03-ARM'S I	\$1,100,000	\$373,000	37.27	\$1,005,975	\$570,387	\$476,362	142.4	263.0	0.62	0.62	\$4,006	\$925,953	\$21.26	102.00	09000	2023050800025385	RESIDENTI	8/21/1998	401	BASE RATE
41-14-34-327-033	904 BELLCLAIRE AVE SE	05/02/23	\$829,900	WD	03-ARM'S I	\$829,900	\$309,300	37.27	\$862,875	\$286,368	\$319,343	100.2	120.5	0.30	0.30	\$2,857	\$942,000	\$21.63	110.00	09000	2023050800025407	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-302-022	939 BELLCLAIRE AVE SE	05/15/23	\$730,000	WD	03-ARM'S I	\$730,000	\$304,100	41.66	\$844,883	\$88,095	\$202,978	60.7	138.0	0.19	0.19	\$1,452	\$463,658	\$10.64	60.00	09000	202305160027148	RESIDENTI	9/16/1998	401	BASE RATE
41-14-34-451-013	2861 WOODCLIFF CIR SE	05/22/23	\$730,000	WD	03-ARM'S I	\$730,000	\$305,400	41.84	\$827,576	\$340,863	\$438,439	131.0	268.0	0.57	0.57	\$2,601	\$595,914	\$13.68	93.00	09000	202305260029537	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-476-027	3007 WOODCLIFF CIR SE	05/23/23	\$910,000	WD	03-ARM'S I	\$910,000	\$355,500	39.07	\$1,001,777	\$298,770	\$390,547	116.7	152.0	0.38	0.38	\$2,560	\$778,047	\$17.86	110.00	09000	202306010030289	RESIDENTI	9/22/1998	401	BASE RATE
41-14-34-476-024	1151 IDEMA DR SE	05/26/23	\$451,000	WD	03-ARM'S I	\$451,000	\$150,500	33.37	\$433,777	\$174,955	\$157,732	47.1	120.0	0.14	0.14	\$3,711	\$1,267,790	\$29.10	50.00	09000	202305300029748	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-328-008	974 PRINCETON BLVD SE	06/30/23	\$744,000	WD	03-ARM'S I	\$744,000	\$316,300	42.51	\$885,357	\$186,872	\$328,229	98.1	198.0	0.37	0.37	\$1,905	\$507,804	\$11.66	81.00	09000	202307140039440	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-477-005	1094 IDEMA DR SE	07/31/23	\$875,000	WD	03-ARM'S I	\$875,000	\$342,200	39.11	\$985,001	\$158,395	\$268,396	80.2	163.0	0.27	0.27	\$1,975	\$580,201	\$13.32	73.00	09000	202308080044676	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-28-376-013	352 PLYMOUTH RD SE	08/26/23	\$2,595,000	CD	03-ARM'S I	\$2,595,000	\$1,014,100	39.08	\$2,272,244	\$927,663	\$604,907	164.0	299.3	1.20	1.20	\$5,658	\$771,766	\$17.72	90.00	10000	202309050050500	NBHD 10	6/15/1998	401	FSK 1ST 100 FF
41-14-28-376-023	2020 ROBINSON RD SE	10/27/23	\$3,800,000	WD	03-ARM'S I	\$3,800,000	\$992,100	26.11	\$2,639,041	\$2,246,159	\$1,085,200	331.7	368.5	2.04	2.04	\$6,771	\$1,103,764	\$25.34	185.00	10000	202310310062688	NBHD 10 NOT INSPECTED		401	FSK 1ST 100 FF
41-14-34-428-015	3163 BONNELL AVE SE	10/31/23	\$955,000	WD	03-ARM'S I	\$955,000	\$390,000	40.84	\$1,084,428	\$506,927	\$636,355	211.3	275.5	0.94	0.94	\$2,399	\$541,589	\$12.43	148.00	09000	202311060063881	RESIDENTI	8/11/1998	401	BASE RATE
41-14-34-327-013	942 BELLCLAIRE AVE SE	11/16/23	\$866,000	WD	03-ARM'S I	\$866,000	\$326,300	37.68	\$883,476	\$403,013	\$420,489	138.2	143.4	0.56	0.56	\$2,915	\$719,666	\$16.52	106.00	09000	202311220066963	RESIDENTI	8/6/1998	401	BASE RATE
41-14-34-328-006	964 PRINCETON BLVD SE	12/14/23	\$785,000	WD	03-ARM'S I	\$785,000	\$339,600	43.26	\$949,639	\$163,590	\$328,229	98.1	198.0	0.37	0.37	\$1,668	\$444,538	\$10.21	81.00	09000	202312180071332	RESIDENTI	9/1/1998	401	BASE RATE
41-14-34-477-023	3101 HALL ST SE	04/15/24	\$635,000	WD	03-ARM'S I	\$635,000	\$206,400	32.50	\$537,565	\$325,454	\$228,019	98.0	150.0	0.32	0.32	\$3,320	\$1,017,044	\$23.35	93.00	09000	202404170020242	RESIDENTI	9/23/1998	401	ROBIN/CASC/HALL
41-14-34-476-026	1155 IDEMA DR SE	06/28/24	\$590,000	WD	03-ARM'S I	\$590,000	\$213,800	36.24	\$520,519	\$213,117	\$143,636	61.8	143.0	0.20	0.20	\$3,451	\$1,081,812	\$24.83	60.00	09000	202407050035817	RESIDENTI	9/23/1998	401	ROBIN/CASC/HALL
41-14-34-477-035	1114 IDEMA DR SE	08/23/24	\$1,083,000	WD	03-ARM'S I	\$1,083,000	\$488,500	45.11	\$1,141,291	\$374,318	\$432,609	129.3	226.0	0.52	0.52	\$2,895	\$721,229	\$16.56	100.00	09000	202408280047233	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-27-381-003	2646 REEDS LAKE BLVD SI	10/15/24	\$1,095,000	WD	03-ARM'S I	\$1,095,000	\$609,800	55.69	\$1,313,019	\$368,054	\$586,073	175.2	140.0	0.55	0.55	\$2,101	\$665,559	\$15.28	172.00	09000	202410220059229	RESIDENTI	8/10/1998	401	BASE RATE
41-14-34-202-002	2863 REEDS LAKE BLVD SI	10/18/24	\$925,000	WD	03-ARM'S I	\$925,000	\$406,900	43.99	\$957,348	\$374,952	\$407,300	121.7	126.0	0.36	0.36	\$3,080	\$1,030,088	\$23.65	126.00	09000	202410230059862	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-204-020	523 MANHATTAN RD SE	11/26/24	\$745,000	WD	03-ARM'S I	\$745,000	\$346,000	46.44	\$815,514	\$294,078	\$364,592	109.0	140.0	0.34	0.34	\$2,699	\$854,878	\$19.63	107.00	09000	202412100069859	RESIDENTI	7/27/1998	401	BASE RATE
41-14-34-379-003	2730 BONNELL AVE SE	02/05/25	\$1,500,000	WD	03-ARM'S I	\$1,500,000	\$686,500	45.77	\$1,490,274	\$527,606	\$517,880	154.8	165.0	0.53	0.53	\$3,409	\$995,483	\$22.85	140.00	09000	202502170008499	RESIDENTI	8/27/1998	401	BASE RATE
41-14-34-204-014	2909 PIONEER CLUB RDS	02/13/25	\$350,000	WD	03-ARM'S I	\$350,000	\$216,500	61.86	\$515,483	\$83,060	\$248,543	74.3	171.0	0.26	0.26	\$1,118	\$320,695	\$7.36	66.00	09000	202502200009051	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-251-009	675 MANHATTAN RD SE	03/31/25	\$1,900,000	PTA	03-ARM'S I	\$1,900,000	\$939,900	49.47	\$1,940,787	\$384,212	\$424,999	127.0	180.0	0.46	0.46	\$3,025	\$844,422	\$19.39	110.00	09000	202505070029807	RESIDENTI NOT INSPECTED		401	BASE RATE
Totals:			\$28,543,900			\$28,543,900	\$11,064,100		\$27,517,374	\$11,541,233	\$10,514,707	3,185.6		13.86	13.86		\$793,314								
								Sale Ratio =>	38.76	Average		Average				Average									
								Std. Dev. =>	8.02	per FF=>		per Net Ac				per SqFt=>									

Conclusion **793.314/acre**

Extraction Method used on Neighborhood 10



Outliers

41-14-34-277-013	3150 MANHATTAN LN SE	05/31/23	\$3,150,000	WD	03-ARM'S I	\$3,150,000	\$1,191,900	37.84	\$2,755,383	\$1,462,179	\$1,067,562	155.1	315.4	0.94	0.94	\$9,428	\$1,553,857	\$35.67	130.00	10000	202306090032255	NBHD 10	6/15/1998	401	REEDS 1ST 100 F
41-14-34-277-001	636 MANHATTAN RD SE	06/29/23	\$1,680,000	WD	03-ARM'S I	\$1,680,000	\$532,000	31.67	\$1,458,920	\$690,426	\$469,346	140.3	170.0	0.49	0.49	\$4,922	\$1,414,807	\$32.48	125.00	09000	202307050037258	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-326-006	2607 FREDERICK DR SE	11/01/23	\$2,000,000	WD	19-MULTI I	\$2,000,000	\$723,900	36.20	\$1,724,796	\$1,004,920	\$729,716	93.4	345.0	0.40	0.25	\$10,762	\$2,537,677	\$58.26	100.00	10000	202311020063380	41-14-34-3 NBHD 10	6/22/1998	401	REEDS 1ST 100 F
41-14-34-202-012	421 MANHATTAN RD SE	11/15/23	\$2,100,000	WD	03-ARM'S I	\$2,100,000	\$565,000	26.90	\$1,628,152	\$927,982	\$456,134	136.3	200.0	0.51	0.51	\$6,807	\$1,805,412	\$41.45	112.00	09000	202311220067069	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-204-013	2905 PIONEER CLUB RDS	04/09/24	\$915,000	WD	03-ARM'S I	\$915,000	\$233,100	25.48	\$555,195	\$598,465	\$238,660	71.3	153.0	0.24	0.24	\$8,390	\$2,546,660	\$58.46	67.00	09000	202404160020032	RESIDENTI NOT INSPECTED		401	BASE RATE
41-14-34-206-009	2924 PIONEER CLUB RDS	06/05/24	\$2,725,000	WD	03-ARM'S I	\$2,725,000	\$1,066,500	39.14	\$2,289,538	\$1,497,095	\$1,061,633	151.1	348.8	0.97	0.97	\$9,910	\$1,544,990	\$35.47	121.00	10000	202406130031474	NBHD 10 NOT INSPECTED		401	REEDS 1ST 100 F
41-14-34-326-007	2609 FREDERICK DR SE	08/01/24	\$2,560,000	WD	03-ARM'S I	\$2,560,000	\$866,800	33.86	\$1,835,273	\$1,307,898	\$583,171	74.6	345.0	0.48	0.48	\$17,527	\$2,753,469	\$63.21	60.00	10000	202408090043661	NBHD 10	6/1/1998	401	REEDS 1ST 100 F
41-14-33-201-005	449 EDGEMERE DR SE	09/06/24	\$1,500,000	WD	03-ARM'S I	\$1,500,000	\$631,500	42.10	\$439,895	\$1,500,000	\$438,455	102.9	130.3	0.33	0.33	\$14,577	\$4,504,505	\$103.41	100.00	10000	202409110005020	NBHD 10	6/24/1998	401	FSK 1ST 100 FF
41-14-34-327-014	917 PRINCETON BLVD SE	11/26/24	\$3,977,000	WD	03-ARM'S I	\$3,977,000	\$1,503,500	37.80	\$3,210,538	\$1,922,853	\$1,156,391	156.1	348.7	1.33	1.33	\$12,316	\$1,444,668	\$33.17	125.00	10000	202411270067769	NBHD 10	6/23/1998	401	REEDS 1ST 100 F
41-14-34-302-002	2515 INDIAN TRL SE	12/11/24	\$2,800,000	WD	03-ARM'S I	\$2,800,000	\$1,004,500	35.88	\$2,216,436	\$1,543,403	\$959,839	128.7	310.												

2026 Land Analysis-NBHD 13 Land Table

Neigh 13

Sales between 4/1/2023-3/31/2025

Greenwood

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
41-14-33-208-002	539 GREENWOOD AVE SE UNIT B	05/16/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$194,300	46.71	\$475,442	(\$9,935)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202305220028069		NBHD 13
41-14-33-208-012	537 GREENWOOD AVE SE UNIT H	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$203,600	49.06	\$416,263	\$48,244	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202310250061323		NBHD 13
41-14-33-208-007	537 GREENWOOD AVE SE UNIT C	11/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$204,700	60.21	\$483,847	(\$94,340)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202311140065207		NBHD 13
41-14-33-208-007	537 GREENWOOD AVE SE UNIT C	12/06/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$217,800	58.86	\$483,847	(\$64,340)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412170071352		NBHD 13
Totals:			\$1,541,000			\$1,541,000	\$820,400		\$1,859,399	(\$30,093)	\$223,764	#REF!		#REF!	#REF!		Average	Average	Average				
			Sale. Ratio =>					53.24		Average	(\$30,093)			per Net Acre=>	#REF!		per SqFt=>	#REF!					
			Std. Dev. =>					6.82		per FF=>													

Only four sales, reviewed the four sales along with Lakeshore & Schoolhouse sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
41-14-33-208-002	539 GREENWOOD AVE SE UNIT B	05/16/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$194,300	46.71	\$475,442	(\$9,935)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202305220028069		NBHD 13
41-14-33-279-006	2311 WEALTHY ST A 6 SE	08/16/23	\$405,000	OTH	03-ARM'S LENGTH	\$405,000	\$156,100	38.54	\$381,527	\$90,156	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202309290056420		NBHD 13
41-14-33-208-012	537 GREENWOOD AVE SE UNIT H	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$203,600	49.06	\$416,263	\$48,244	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202310250061323		NBHD 13
41-14-33-208-007	537 GREENWOOD AVE SE UNIT C	11/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$204,700	60.21	\$483,847	(\$94,340)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202311140065207		NBHD 13
41-14-33-279-030	2311 WEALTHY ST A 31 SE	12/18/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$159,700	44.36	\$391,802	\$34,881	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202312190071685		NBHD 13
41-14-33-279-024	2311 WEALTHY ST A 25 SE	01/24/24	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$170,200	40.72	\$418,774	\$69,419	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202401260004374		NBHD 13
41-14-33-279-006	2311 WEALTHY ST A 6 SE	02/23/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,100	38.54	\$381,527	\$90,156	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202402270009816		NBHD 13
41-14-33-279-021	2311 WEALTHY ST A 22 SE	04/09/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$179,400	53.55	\$391,802	\$9,881	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202404160019895		NBHD 13
41-14-33-215-006	2006 WEALTHY ST U102 SE	05/28/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,700	45.57	\$224,090	\$27,151	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202406170032074		NBHD 13
41-14-33-279-004	2311 WEALTHY ST A 4 SE	08/09/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$176,400	40.55	\$385,703	\$115,980	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408130044251		NBHD 13
41-14-33-279-009	2311 WEALTHY ST A 9 SE	08/27/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$188,300	44.31	\$411,014	\$84,179	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408290047523		NBHD 13
41-14-33-215-019	2006 WEALTHY ST U208 SE	10/01/24	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$123,500	47.78	\$284,687	\$15,054	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202410020055045		NBHD 13
41-14-33-279-007	2311 WEALTHY ST A 7 SE	11/06/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$182,200	42.87	\$398,934	\$96,259	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202411190065660		NBHD 13
41-14-33-208-007	537 GREENWOOD AVE SE UNIT C	12/06/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$217,800	58.86	\$483,847	(\$64,340)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412170071352		NBHD 13
41-14-33-279-002	2311 WEALTHY ST A 2 SE	12/18/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$184,300	41.89	\$403,017	\$107,176	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412270073236		NBHD 13
Totals:			\$4,164,000			\$5,657,500	\$2,592,300		\$5,932,276	\$41,328	\$877,951	#REF!		#REF!	#REF!		Average	Average	Average				
			Sale. Ratio =>					45.82		Average	\$41,328			per Net Acre=>	#REF!		per SqFt=>	#REF!					
			Std. Dev. =>					6.75		per FF=>													

Conclusion 2025 55,941
2026 41,328 per site value
Extraction Method Used

Rate Group "B"

Franchise:

Description:

Front Foot Rate:

Standard Depth:

Standard Frontage (Opt.):

Depth Factor Curve:

Front Factor Curve:

Maximum Frontage Factor:

Site:

Description:

Site Value:

Close

2026 Land Analysis-NBHD 13 Land Tables
Neigh 13
Sales Between 4/1/2023-3/31/2025

Schoolhouse

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residu	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	Parcels in Land Table	
41-14-33-215-006	2006 WEALTHY ST U102 S	05/28/24	\$210,000	WD	03-ARM'S LENGTI	\$210,000	\$95,700	45.57	\$224,090	\$27,151	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202406170032074	NBHD 13	
41-14-33-215-015	2006 WEALTHY ST U208 S	10/01/24	\$258,500	WD	03-ARM'S LENGTI	\$258,500	\$123,500	47.78	\$284,687	\$15,054	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202410020055045	NBHD 13	
Totals:						\$468,500	\$219,200		\$508,777	\$21,103	\$40,000	0.0		0.00	0.00								
						Sale. Ratio =>		46.79	Average	\$21,103		Average		Average		Average		Average					
						Std. Dev. =>		1.56		per FF=>	#DIV/0!		per Net Ac	#DIV/0!		per SqFt=>	#DIV/0!						

Only two sales, reviewed the two sales along with Lakeshore and Greenwood sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residu	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	Parcels in Land Table	
41-14-33-208-002	539 GREENWOOD AVE SE	05/16/23	\$416,000	WD	03-ARM'S LENGTI	\$416,000	\$194,300	46.71	\$475,442	(\$9,935)	\$49,507	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202305220028069	NBHD 13	
41-14-33-279-006	2311 WEALTHY ST A 6 SE	08/16/23	\$405,000	OTH	03-ARM'S LENGTI	\$405,000	\$156,100	38.54	\$381,527	\$90,156	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202309290056420	NBHD 13	
41-14-33-208-012	537 GREENWOOD AVE SE	10/20/23	\$415,000	WD	03-ARM'S LENGTI	\$415,000	\$203,600	49.06	\$416,263	\$48,244	\$49,507	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202310250061323	NBHD 13	
41-14-33-279-03C	2311 WEALTHY ST A 31 SE	12/18/23	\$360,000	WD	03-ARM'S LENGTI	\$360,000	\$159,700	44.36	\$391,802	\$34,881	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202312190071685	NBHD 13	
41-14-33-279-006	2311 WEALTHY ST A 6 SE	02/23/24	\$405,000	WD	03-ARM'S LENGTI	\$405,000	\$156,100	38.54	\$381,527	\$90,156	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202402270009816	NBHD 13	
41-14-33-279-021	2311 WEALTHY ST A 22 SE	04/09/24	\$335,000	WD	03-ARM'S LENGTI	\$335,000	\$179,400	53.55	\$391,802	\$9,881	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202404160019895	NBHD 13	
41-14-33-215-006	2006 WEALTHY ST U102 S	05/28/24	\$210,000	WD	03-ARM'S LENGTI	\$210,000	\$95,700	45.57	\$224,090	\$27,151	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202406170032074	NBHD 13	
41-14-33-215-015	2006 WEALTHY ST U208 S	10/01/24	\$258,500	WD	03-ARM'S LENGTI	\$258,500	\$123,500	47.78	\$284,687	\$15,054	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202410020055045	NBHD 13	
41-14-33-208-007	537 GREENWOOD AVE SE	12/06/24	\$370,000	WD	03-ARM'S LENGTI	\$370,000	\$217,800	58.86	\$483,847	(\$64,340)	\$49,507	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412170071352	NBHD 13	
Totals:						\$3,174,500	\$1,486,200		\$3,430,987	\$26,805	\$455,253	0.0		0.00	0.00								
						Sale. Ratio =>		46.82	Average	\$26,805		Average		Average		Average		Average					
						Std. Dev. =>		6.53		per FF=>	#DIV/0!		per Net Ac	#DIV/0!		per SqFt=>	#DIV/0!						

	2025	20,000
Conclusion	2026	26,805 per site value
		Extraction Method Used

Outliers

41-14-33-208-007	537 GREENWOOD AVE SE	11/08/23	\$340,000	WD	03-ARM'S LENGTI	\$340,000	\$204,700	60.21	\$483,847	(\$94,340)	\$49,507	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202311140065207	NBHD 13
41-14-33-279-024	2311 WEALTHY ST A 25 SE	01/24/24	\$418,000	WD	03-ARM'S LENGTI	\$418,000	\$170,200	40.72	\$418,774	\$69,419	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202401260004374	NBHD 13
41-14-33-279-004	2311 WEALTHY ST A 4 SE	08/09/24	\$435,000	WD	03-ARM'S LENGTI	\$435,000	\$176,400	40.55	\$385,703	\$115,980	\$66,683	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408130044251	NBHD 13
41-14-33-279-005	2311 WEALTHY ST A 9 SE	08/27/24	\$425,000	WD	03-ARM'S LENGTI	\$425,000	\$188,300	44.31	\$411,014	\$84,179	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408290047523	NBHD 13
41-14-33-279-007	2311 WEALTHY ST A 7 SE	11/06/24	\$425,000	WD	03-ARM'S LENGTI	\$425,000	\$182,200	42.87	\$398,934	\$96,259	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202411190065660	NBHD 13
41-14-33-279-002	2311 WEALTHY ST A 2 SE	12/18/24	\$440,000	WD	03-ARM'S LENGTI	\$440,000	\$184,300	41.89	\$403,017	\$107,176	\$70,193	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412270073236	NBHD 13

Rate Group "C"

Frontage

Description:

Front Foot Rate:

Standard Depth:

Depth Factor Curve:

Standard Frontage (Opt.):

Front Factor Curve:

Maximum Frontage Factor:

Sites

Description: SCHOOLHOUSE

Site Value:

Close

2026 Land Analysis-NBHD 13 Land Table

Neigh 13

Sales between 4/1/2023-3/31/2025

Bagley/Croswell

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residu.	Est. Land Value	Effic. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	r Parcels in Land Table
41-14-33-257-003	678 CROSWELL AVE	04/21/23	\$622,000	WD	03-ARM'S I	\$622,000	\$299,300	48.12	\$678,668	\$63,332	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202305010023217	NBHD 13
41-14-33-256-004	755 BAGLEY AVE SE	02/20/24	\$635,000	WD	03-ARM'S I	\$635,000	\$237,900	37.46	\$646,780	\$108,220	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202402220008966	NBHD 13
41-14-33-258-003	719 CROSWELL AVE	06/17/24	\$929,000	WD	03-ARM'S I	\$929,000	\$325,600	35.05	\$689,467	\$359,533	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202406200032624	NBHD 13
41-14-33-257-002	674 CROSWELL AVE	08/29/24	\$685,000	WD	03-ARM'S I	\$685,000	\$311,800	45.52	\$661,196	\$143,804	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202409040048631	NBHD 13
41-14-33-257-002	674 CROSWELL AVE	12/10/24	\$695,000	WD	03-ARM'S I	\$695,000	\$311,800	44.86	\$661,196	\$153,804	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202412160070990	NBHD 13
Totals:			\$3,566,000			\$3,566,000	\$1,486,400		\$3,337,307	\$165,739	\$600,000	0.0		0.00	0.00							
								Sale. Ratio =>	41.68	Average		\$165,739			Average							
								Std. Dev. =>	5.63	per FF=>		#DIV/0!	per Net Ac		#DIV/0!	per SqFt=>		#DIV/0!				

Only five sales, reviewed the five sales along with Lakeshore sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residu.	Est. Land Value	Effic. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	r Parcels in Land Table
41-14-33-257-003	678 CROSWELL AVE	04/21/23	\$622,000	WD	03-ARM'S I	\$622,000	\$299,300	48.12	\$678,668	\$63,332	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202305010023217	NBHD 13
41-14-33-279-006	2311 WEALTHY ST #	08/16/23	\$405,000	OTH	03-ARM'S I	\$405,000	\$156,100	38.54	\$358,431	\$108,319	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202309290056420	NBHD 13
41-14-33-279-030	2311 WEALTHY ST #	12/18/23	\$360,000	WD	03-ARM'S I	\$360,000	\$159,700	44.36	\$368,620	\$53,130	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202312190071685	NBHD 13
41-14-33-279-024	2311 WEALTHY ST #	01/24/24	\$418,000	WD	03-ARM'S I	\$418,000	\$170,200	40.72	\$394,390	\$88,610	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202401260004374	NBHD 13
41-14-33-256-004	755 BAGLEY AVE SE	02/20/24	\$635,000	WD	03-ARM'S I	\$635,000	\$237,900	37.46	\$646,780	\$108,220	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202402220008966	NBHD 13
41-14-33-279-006	2311 WEALTHY ST #	02/23/24	\$405,000	WD	03-ARM'S I	\$405,000	\$156,100	38.54	\$358,431	\$108,319	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202402270009816	NBHD 13
41-14-33-279-021	2311 WEALTHY ST #	04/09/24	\$335,000	WD	03-ARM'S I	\$335,000	\$179,400	53.55	\$368,620	\$28,130	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202404160019895	NBHD 13
41-14-33-258-003	719 CROSWELL AVE	06/17/24	\$929,000	WD	03-ARM'S I	\$929,000	\$325,600	35.05	\$689,467	\$359,533	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202406200032624	NBHD 13
41-14-33-279-004	2311 WEALTHY ST #	08/09/24	\$435,000	WD	03-ARM'S I	\$435,000	\$176,400	40.55	\$362,499	\$134,251	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408130044251	NBHD 13
41-14-33-279-009	2311 WEALTHY ST #	08/27/24	\$425,000	WD	03-ARM'S I	\$425,000	\$188,300	44.31	\$386,735	\$103,265	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408290047523	NBHD 13
41-14-33-257-002	674 CROSWELL AVE	08/29/24	\$685,000	WD	03-ARM'S I	\$685,000	\$311,800	45.52	\$661,196	\$143,804	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202409040048631	NBHD 13
41-14-33-279-007	2311 WEALTHY ST #	11/06/24	\$425,000	WD	03-ARM'S I	\$425,000	\$182,200	42.87	\$374,412	\$115,588	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202411190065660	NBHD 13
41-14-33-257-002	674 CROSWELL AVE	12/10/24	\$695,000	WD	03-ARM'S I	\$695,000	\$311,800	44.86	\$661,196	\$153,804	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202412160070990	NBHD 13
41-14-33-279-002	2311 WEALTHY ST #	12/18/24	\$440,000	PTA	03-ARM'S I	\$440,000	\$184,300	41.89	\$378,580	\$126,420	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412270073236	NBHD 13
Totals:			\$2,440,000			\$2,440,000	\$1,023,200		\$2,446,889	\$121,052	\$1,168,750	0.0		0.00	0.00							
								Sale. Ratio =>	41.93	Average		\$121,052			Average							
								Std. Dev. =>	4.39	per FF=>		#DIV/0!	per Net Ac		#DIV/0!	per SqFt=>		#DIV/0!				

2025 120,000
 Conclusion 2026 121,052 per site value
 Extraction Method Used

Rate Group: 'D'

Frontage

Description:

Front Foot Rate:

Standard Depth:

Depth Factor Curve:

Standard Frontage (Cpt.):

Front Factor Curve:

Maximum Frontage Factor:

Sites

Description: BAGLEY/CROSWELL

Site Value: 121052

Close

2026 Land Analysis-NBHD 13 Land Table
Neigh 13
Sales between 4/1/2023-3/31/2025

Lakeshore

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Usd/Adj. Sal	Cur. Appraisal	and Residu.	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	tr Parcels in Land Table	
41-14-33-279-006	2311 WEALTHY ST A 6 SE	08/16/23	\$405,000	OTH	03-ARM'S LENG1	\$405,000	\$156,100	38.54	\$358,431	\$108,319	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202309290056420	NBHD 13	
41-14-33-279-030	2311 WEALTHY ST A 31 SE	12/18/23	\$360,000	WD	03-ARM'S LENG1	\$360,000	\$159,700	44.36	\$368,620	\$53,130	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202312190071685	NBHD 13	
41-14-33-279-024	2311 WEALTHY ST A 25 SE	01/24/24	\$418,000	WD	03-ARM'S LENG1	\$418,000	\$170,200	40.72	\$394,390	\$88,610	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202401260004374	NBHD 13	
41-14-33-279-006	2311 WEALTHY ST A 6 SE	02/23/24	\$405,000	WD	03-ARM'S LENG1	\$405,000	\$156,100	38.54	\$358,431	\$108,319	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202402270009816	NBHD 13	
41-14-33-279-021	2311 WEALTHY ST A 22 SE	04/09/24	\$335,000	WD	03-ARM'S LENG1	\$335,000	\$179,400	53.55	\$368,620	\$28,130	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202404160019895	NBHD 13	
41-14-33-279-004	2311 WEALTHY ST A 4 SE	08/09/24	\$435,000	WD	03-ARM'S LENG1	\$435,000	\$176,400	40.55	\$362,499	\$134,251	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408130044251	NBHD 13	
41-14-33-279-009	2311 WEALTHY ST A 9 SE	08/27/24	\$425,000	WD	03-ARM'S LENG1	\$425,000	\$188,300	44.31	\$386,735	\$103,265	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408290047523	NBHD 13	
41-14-33-279-007	2311 WEALTHY ST A 7 SE	11/06/24	\$425,000	WD	03-ARM'S LENG1	\$425,000	\$182,200	42.87	\$374,412	\$115,588	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202411190065660	NBHD 13	
41-14-33-279-002	2311 WEALTHY ST A 2 SE	12/18/24	\$440,000	PTA	03-ARM'S LENG1	\$440,000	\$184,300	41.89	\$378,580	\$126,420	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412270073236	NBHD 13	
Totals:			\$3,648,000			\$3,648,000	\$1,552,700		\$3,350,718	\$96,226	\$568,750	0.0		0.00	0.00								
							Sale. Ratio =>	42.56	Average								Average						
							Std. Dev. =>	4.57	per FF=>	#DIV/0!	per Net Ac	#DIV/0!				per SqFt=>	#DIV/0!						

Only nine sales, reviewed the nine sales along with Greenwood & Bagley/Croswell sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Usd/Adj. Sal	Cur. Appraisal	and Residu.	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	tr Parcels in Land Table	
41-14-33-257-003	678 CROSWELL AVE SE	04/21/23	\$622,000	WD	03-ARM'S LENG1	\$622,000	\$299,300	48.12	\$678,668	\$63,332	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202305010023217	NBHD 13	
41-14-33-208-002	539 GREENWOOD AVE SE	05/16/23	\$416,000	WD	03-ARM'S LENG1	\$416,000	\$194,300	46.71	\$471,449	\$492	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202305220028069	NBHD 13	
41-14-33-279-006	2311 WEALTHY ST A 6 SE	08/16/23	\$405,000	OTH	03-ARM'S LENG1	\$405,000	\$156,100	38.54	\$358,431	\$108,319	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202309290056420	NBHD 13	
41-14-33-208-012	537 GREENWOOD AVE SE	10/20/23	\$415,000	WD	03-ARM'S LENG1	\$415,000	\$203,600	49.06	\$502,217	(\$31,276)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202310250061323	NBHD 13	
41-14-33-208-007	537 GREENWOOD AVE SE	11/08/23	\$340,000	WD	03-ARM'S LENG1	\$340,000	\$204,700	60.21	\$466,503	(\$70,562)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202311140065207	NBHD 13	
41-14-33-279-030	2311 WEALTHY ST A 31 SE	12/18/23	\$360,000	WD	03-ARM'S LENG1	\$360,000	\$159,700	44.36	\$368,620	\$53,130	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202312190071685	NBHD 13	
41-14-33-279-024	2311 WEALTHY ST A 25 SE	01/24/24	\$418,000	WD	03-ARM'S LENG1	\$418,000	\$170,200	40.72	\$394,390	\$88,610	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202401260004374	NBHD 13	
41-14-33-256-004	755 BAGLEY AVE SE	02/20/24	\$635,000	WD	03-ARM'S LENG1	\$635,000	\$237,900	37.46	\$646,780	\$108,220	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202402220008966	NBHD 13	
41-14-33-279-006	2311 WEALTHY ST A 6 SE	02/23/24	\$405,000	WD	03-ARM'S LENG1	\$405,000	\$156,100	38.54	\$358,431	\$108,319	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202402270009816	NBHD 13	
41-14-33-279-021	2311 WEALTHY ST A 22 SE	04/09/24	\$335,000	WD	03-ARM'S LENG1	\$335,000	\$179,400	53.55	\$368,620	\$28,130	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202404160019895	NBHD 13	
41-14-33-279-004	2311 WEALTHY ST A 4 SE	08/09/24	\$435,000	WD	03-ARM'S LENG1	\$435,000	\$176,400	40.55	\$362,499	\$134,251	\$61,750	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408130044251	NBHD 13	
41-14-33-279-009	2311 WEALTHY ST A 9 SE	08/27/24	\$425,000	WD	03-ARM'S LENG1	\$425,000	\$188,300	44.31	\$386,735	\$103,265	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202408290047523	NBHD 13	
41-14-33-257-002	674 CROSWELL AVE SE	08/29/24	\$685,000	WD	03-ARM'S LENG1	\$685,000	\$311,800	45.52	\$661,196	\$143,804	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202409040048631	NBHD 13	
41-14-33-279-007	2311 WEALTHY ST A 7 SE	11/06/24	\$425,000	WD	03-ARM'S LENG1	\$425,000	\$182,200	42.87	\$374,412	\$115,588	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202411190065660	NBHD 13	
41-14-33-208-007	537 GREENWOOD AVE SE	12/06/24	\$370,000	WD	03-ARM'S LENG1	\$370,000	\$217,800	58.86	\$466,503	(\$40,562)	\$55,941	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412170071352	NBHD 13	
41-14-33-257-002	674 CROSWELL AVE SE	12/10/24	\$695,000	WD	03-ARM'S LENG1	\$695,000	\$311,800	44.86	\$661,196	\$153,804	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202412160070990	NBHD 13	
41-14-33-279-002	2311 WEALTHY ST A 2 SE	12/18/24	\$440,000	PTA	03-ARM'S LENG1	\$440,000	\$184,300	41.89	\$378,580	\$126,420	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	13000	202412270073236	NBHD 13	
Totals:			\$5,107,000			\$7,826,000	\$3,533,900		\$7,905,230	\$70,193	\$1,272,514	0.0		0.00	0.00								
							Sale. Ratio =>	45.16	Average								Average						
							Std. Dev. =>	8.37	per FF=>	#DIV/0!	per Net Ac	#DIV/0!				per SqFt=>	#DIV/0!						

Outliers	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Usd/Adj. Sal	Cur. Appraisal	and Residu.	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqF	Actual Fron	ECF Area	Liber/Page	tr Parcels in Land Table
41-14-33-258-003	719 CROSWELL AVE SE	06/17/24	\$929,000	WD	03-ARM'S LENG1	\$929,000	\$325,600	35.05	\$689,467	\$359,533	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	15000	202406200032624	NBHD 13	

2025 65,000
Conclusion 2026 70,193 per site value
Extraction Method Used

Rate Group: LA

Frontage: []

Description: []

Front Foot Rate: [0]

Standard Depth: [0]

Depth Factor Curve: []

Standard Frontage (Opt.): [0]

Front Factor Curve: []

Maximum Frontage Factor: [3.00]

Sites

Description: LAKESHORE

Site Value: 70193

Close

2026 Land Analysis-Amberley Court/Elinor Lane Land Table
Sales between 4/1/2023-3/31/2025

Amberley Court

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1	
41-18-04-407-006	1639 AMBERLEY CT SE	05/02/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$309,100	46.48	\$728,729	\$108,339	\$172,068	70.2	123.5	0.20	0.20	\$1,543	\$533,690	\$12.25	71.50	22000		AMBERLEY COURT/ELINOR LANE	AMBERLEY COURT	
Totals:			\$665,000			\$665,000	\$309,100		\$728,729	\$108,339	\$172,068	70.2		0.20	0.20									
						Sale. Ratio =>		46.48			Average			Average										
						Std. Dev. =>		#DIV/0!			per FF=>	\$1,543		per Net Acre=>	533,689.66			Average					per SqFt=>	\$12.25

Only one sale, reviewed the one sale along with Breton/Lake/Wealthy sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Rate Group 1	
41-18-04-407-006	1639 AMBERLEY CT SE	05/02/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$309,100	46.48	\$728,729	\$108,339	\$172,068	70.2	123.5	0.20	0.20	\$1,543	\$533,690	\$12.25	71.50	22000		AMBERLEY COURT/ELINOR LANE	AMBERLEY COURT	
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$136,700	31.43	\$364,576	\$160,470	\$90,046	45.0	148.0	0.15	0.15	\$3,564	\$1,099,110	\$25.23						
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$323,800	35.98	\$855,009	\$224,104	\$179,113	89.6	165.1	0.31	0.31	\$2,502	\$729,980	\$16.76						
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$229,800	35.35	\$613,868	\$192,899	\$156,767	78.4	160.0	0.26	0.26	\$2,461	\$730,678	\$16.77						
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$207,600	34.89	\$568,917	\$172,142	\$146,059	73.0	128.0	0.22	0.22	\$2,357	\$782,464	\$17.96						
41-14-33-203-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI PARCEL A	\$350,000	\$149,500	42.71	\$398,911	\$40,968	\$89,879	44.0	111.0	0.12	0.11	\$930	\$347,186	\$7.97						
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$174,200	33.02	\$467,102	\$167,550	\$107,152	53.6	155.0	0.18	0.18	\$3,127	\$941,292	\$21.61						
41-18-03-203-011	2884 LAKE DR SE	12/18/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,700	44.72	\$423,047	\$151,685	\$199,732	99.9	106.7	0.35	0.35	\$1,519	\$428,489	\$9.84						
41-18-03-205-016	2930 LAKE DR SE	01/24/24	\$736,101	WD	03-ARM'S LENGTH	\$736,101	\$245,700	33.38	\$674,018	\$235,027	\$117,516	117.5	146.0	0.38	0.38	\$2,528	\$783,931	\$18.00						
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$174,000	36.71	\$484,665	\$157,990	\$168,655	84.3	150.0	0.28	0.28	\$1,874	\$574,509	\$13.19						
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$195,300	36.50	\$601,648	\$76,530	\$143,178	71.6	123.0	0.21	0.21	\$1,069	\$360,991	\$8.29						
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S LENGTH	\$2,490,000	\$1,220,900	49.03	\$2,624,264	\$699,416	\$833,680	273.9	200.0	1.78	1.78	\$2,554	\$392,269	\$9.01						
41-18-03-201-013	2864 LAKE DR SE	05/10/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$240,700	35.40	\$524,536	\$315,672	\$160,208	80.1	154.0	0.27	0.27	\$3,941	\$1,191,215	\$27.35						
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S LENGTH	\$415,000	\$177,300	42.72	\$388,566	\$206,019	\$179,585	89.8	158.0	0.30	0.30	\$2,294	\$684,449	\$15.71						
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$182,900	41.58	\$396,253	\$194,496	\$150,849	75.4	120.0	0.22	0.22	\$2,579	\$884,073	\$20.30						
41-18-03-102-005	1314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$268,300	44.57	\$583,591	\$197,605	\$179,196	89.6	150.0	0.29	0.29	\$2,205	\$674,420	\$15.48						
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$187,400	50.46	\$499,042	\$82,522	\$156,664	78.3	112.0	0.22	0.22	\$1,053	\$373,403	\$8.57						
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$187,600	42.93	\$439,288	\$91,993	\$94,281	47.1	120.0	0.14	0.14	\$1,951	\$666,616	\$15.30						
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	PTA	03-ARM'S LENGTH	\$855,000	\$380,000	44.44	\$895,369	\$349,058	\$389,427	194.7	188.0	0.71	0.71	\$1,793	\$490,250	\$11.25						
41-18-04-448-003	2343 ELINOR LANE SE	02/04/25	\$540,000	PTA	20-MULTI PARCEL A	\$540,000	\$172,100	31.87	\$413,118	\$540,000	\$413,118	137.7	200.0	0.37	0.17	\$3,921	\$1,471,390	\$33.78	160.00	22000	41-18-04-448-008	RESIDENTIAL	ELINOR LANE	
41-18-04-448-008	2360 ELINOR LANE SE	02/04/25	\$540,000	PTA	19-MULTI PARCEL A	\$540,000	\$172,100	31.87	\$413,118	\$540,000	\$413,118	137.7	200.0	0.37	0.20	\$3,921	\$1,471,390	\$33.78	160.00	22000	41-18-04-448-003	RESIDENTIAL	ELINOR LANE	
41-14-33-101-009	1605 LAKE DR SE	02/19/25	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$207,200	35.72	\$484,162	\$220,203	\$124,365	62.2	145.0	0.20	0.20	\$3,541	\$1,101,015	\$25.28						
41-18-04-281-017	1503 BRETON RD SE	02/19/25	\$456,000	PTA	03-ARM'S LENGTH	\$456,000	\$182,900	40.11	\$401,571	\$205,278	\$150,849	75.4	120.0	0.22	0.22	\$2,722	\$933,082	\$21.42						
41-14-33-203-023	2039 WEALTHY ST SE	02/28/25	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$145,300	33.79	\$339,082	\$184,543	\$93,625	46.8	160.0	0.16	0.16	\$3,942	\$1,167,994	\$26.81						
41-18-03-201-012	2860 LAKE DR SE	03/18/25	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$214,900	49.40	\$468,958	\$125,644	\$159,602	79.8	145.0	0.26	0.26	\$1,574	\$490,797	\$11.27						
41-14-33-101-003	1602 WEALTHY ST SE	03/25/25	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$206,300	47.98	\$481,244	\$24,181	\$75,425	37.7	120.0	0.11	0.11	\$641	\$219,827	\$5.05						
Totals:			\$665,000			\$665,000	\$6,486,300		\$15,532,652	\$5,726,417	\$5,261,668	2,333.5		8.27	7.89									
						Sale. Ratio =		975.38			Average			Average										
						Std. Dev. =>		6.12			per FF=>	\$2,454		per Net	692,683.80			Average					per SqFt=>	\$15.90

Outliers

41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$268,500	35.33	\$631,811	\$221,785	\$93,596	46.8	91.0	0.12	0.12	\$4,739	\$1,863,739	\$42.79						
41-14-33-103-041	1675 LAKE DR SE	04/17/24	\$421,100	WD	03-ARM'S LENGTH	\$421,100	\$140,900	33.46	\$323,527	\$170,440	\$72,867	36.4	112.0	0.10	0.10	\$4,678	\$1,654,757	\$37.99						
41-18-03-304-004	1742 BRETON RD SE	11/07/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$200,100	32.27	\$462,255	\$293,146	\$135,401	67.7	110.0	0.19	0.19	\$4,330	\$1,551,037	\$35.61						

Conclusion
2025 2,450
2026 2,454 per front foot
Extraction Method Used

Rate Group A:

Frontage:

Front Foot Rate:

Standard Depth:

Depth Factor Curve:

Standard Frontage (Cst.):

Front Factor Curve:

Maximum Frontage Factor:

Sites:

Descriptions:

Site Value:

Close

2026 Land Analysis-Amberley Ct-Elinor Lane Land Table
Sales Between 4/1/2023-3/31/2025

Elinor Lane

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	nr Parcels in Land Table	Class	late Group		
41-18-04-448-003	2343 ELINOR LANE SE	02/04/25	\$540,000	PTA	20-MULTI I	\$540,000	\$172,100	31.87	\$413,118	\$540,000	\$413,118	137.7	200.0	0.37	0.17	\$3,921	\$1,471,390	\$33.78	160.00	22000	41-18-04-4	RESIDENTU	402	ELINOR LANE	
41-18-04-448-008	2360 ELINOR LANE SE	02/04/25	\$540,000	PTA	19-MULTI I	\$540,000	\$172,100	31.87	\$413,118	\$540,000	\$413,118	137.7	200.0	0.37	0.20	\$3,921	\$1,471,390	\$33.78	160.00	22000	41-18-04-4	RESIDENTU	402	ELINOR LANE	
Totals:						\$1,080,000			\$1,080,000	\$344,200	\$826,236	\$1,080,000	\$826,236	275.4	0.73	0.37									
								Sale. Ratio =>	31.87					Average			Average			Average					
								Std. Dev. =>	0.00					per FF=>	\$3,921	Average	per Net Acre=>	1,471,389.65	Average	per SqFt=>	\$33.78				

Only two sales, reviewed the two sales along with Breton/Lake/Wealthy sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	nr Parcels in Land Table	Class	late Group		
41-18-04-407-006	1639 AMBERLEY CT SE	05/02/23	\$665,000	WD	03-ARM'S I	\$665,000	\$309,100	46.48	\$728,729	\$108,339	\$172,068	70.2	123.5	0.20	0.20	\$1,543	\$533,690	\$12.25	71.50	22000	AMBERLEY	401	AMBERLEY COURT		
41-14-33-203-022	2035 WEALTHY ST SE	05/15/23	\$435,000	WD	03-ARM'S I	\$435,000	\$136,700	31.43	\$364,576	\$160,470	\$90,046	45.0	148.0	0.15	0.15	\$3,564	\$1,099,110	\$25.23							
41-14-34-301-025	2505 LAKE DR SE	05/17/23	\$900,000	WD	03-ARM'S I	\$900,000	\$323,800	35.98	\$855,009	\$224,104	\$179,113	89.6	165.1	0.31	0.31	\$2,502	\$729,980	\$16.76							
41-14-33-128-016	1855 LAKE DR SE	05/18/23	\$650,000	WD	03-ARM'S I	\$650,000	\$229,800	35.35	\$613,868	\$192,899	\$156,767	78.4	160.0	0.26	0.26	\$2,461	\$730,678	\$16.77							
41-18-03-203-013	2900 LAKE DR SE	08/17/23	\$595,000	WD	03-ARM'S I	\$595,000	\$207,600	34.89	\$568,917	\$172,142	\$146,059	73.0	128.0	0.22	0.22	\$2,357	\$782,464	\$17.96							
41-14-33-203-029	2065 WEALTHY ST SE	10/20/23	\$350,000	WD	19-MULTI I	\$350,000	\$149,500	42.71	\$398,911	\$40,968	\$89,879	44.0	111.0	0.12	0.11	\$930	\$347,186	\$7.97							
41-14-34-353-004	1044 BRETON RD SE	10/31/23	\$527,500	WD	03-ARM'S I	\$527,500	\$174,200	33.02	\$467,102	\$167,550	\$107,152	53.6	155.0	0.18	0.18	\$3,127	\$941,292	\$21.61							
41-18-03-203-011	2884 LAKE DR SE	12/18/23	\$375,000	WD	03-ARM'S I	\$375,000	\$167,700	44.72	\$423,047	\$151,685	\$199,732	99.9	106.7	0.35	0.35	\$1,519	\$428,489	\$9.84							
41-18-03-205-016	2930 LAKE DR SE	01/24/24	\$736,101	WD	03-ARM'S I	\$736,101	\$245,700	33.38	\$674,018	\$297,110	\$235,027	117.5	146.0	0.38	0.38	\$2,528	\$783,931	\$18.00							
41-18-03-204-001	2885 LAKE DR SE	02/26/24	\$474,000	WD	03-ARM'S I	\$474,000	\$174,000	36.71	\$484,665	\$157,990	\$168,655	84.3	150.0	0.28	0.28	\$1,874	\$574,509	\$13.19							
41-18-04-431-014	1709 BRETON RD SE	03/11/24	\$535,000	WD	03-ARM'S I	\$535,000	\$195,300	36.50	\$601,648	\$76,530	\$143,178	71.6	123.0	0.21	0.21	\$1,069	\$360,991	\$8.29							
41-14-34-453-021	2815 LAKE DR SE	04/01/24	\$2,490,000	WD	03-ARM'S I	\$2,490,000	\$1,220,900	49.03	\$2,624,264	\$699,416	\$833,680	273.9	200.0	1.78	1.78	\$2,554	\$392,269	\$9.01							
41-18-03-201-013	2864 LAKE DR SE	05/10/24	\$680,000	WD	03-ARM'S I	\$680,000	\$240,700	35.40	\$524,536	\$315,672	\$160,208	80.1	154.0	0.27	0.27	\$3,941	\$1,191,215	\$27.35							
41-14-33-430-002	2354 LAKE DR SE	05/15/24	\$415,000	MLC	03-ARM'S I	\$415,000	\$177,300	42.72	\$388,566	\$206,019	\$179,585	89.8	158.0	0.30	0.30	\$2,294	\$684,449	\$15.71							
41-18-04-281-017	1503 BRETON RD SE	05/29/24	\$439,900	WD	03-ARM'S I	\$439,900	\$182,900	41.58	\$396,253	\$194,496	\$150,849	75.4	120.0	0.22	0.22	\$2,579	\$884,073	\$20.30							
41-18-03-102-005	3314 BRETON RD SE	06/20/24	\$602,000	WD	03-ARM'S I	\$602,000	\$268,300	44.57	\$583,591	\$197,605	\$179,196	89.6	150.0	0.29	0.29	\$2,205	\$674,420	\$15.48							
41-14-33-478-017	1051 BRETON RD SE	08/23/24	\$424,900	WD	03-ARM'S I	\$424,900	\$214,400	50.46	\$499,042	\$82,522	\$156,664	78.3	112.0	0.22	0.22	\$1,053	\$373,403	\$8.57							
41-14-34-303-004	940 BRETON RD SE	09/13/24	\$437,000	WD	03-ARM'S I	\$437,000	\$187,600	42.93	\$439,288	\$91,993	\$94,281	47.1	120.0	0.14	0.14	\$1,951	\$666,616	\$15.30							
41-18-03-227-019	3131 LAKE DR SE	01/15/25	\$855,000	PTA	03-ARM'S I	\$855,000	\$380,000	44.44	\$895,369	\$349,058	\$389,427	194.7	188.0	0.71	0.71	\$1,793	\$490,250	\$11.25							
41-18-04-448-003	2343 ELINOR LANE SE	02/04/25	\$540,000	PTA	20-MULTI I	\$540,000	\$172,100	31.87	\$413,118	\$540,000	\$413,118	137.7	200.0	0.37	0.17	\$3,921	\$1,471,390	\$33.78	160.00	22000	41-18-04-4	RESIDENTU	402	ELINOR LANE	
41-18-04-448-008	2360 ELINOR LANE SE	02/04/25	\$540,000	PTA	19-MULTI I	\$540,000	\$172,100	31.87	\$413,118	\$540,000	\$413,118	137.7	200.0	0.37	0.20	\$3,921	\$1,471,390	\$33.78	160.00	22000	41-18-04-4	RESIDENTU	402	ELINOR LANE	
41-14-33-101-009	1605 LAKE DR SE	02/19/25	\$580,000	PTA	03-ARM'S I	\$580,000	\$207,200	35.72	\$484,162	\$220,203	\$124,365	62.2	145.0	0.20	0.20	\$3,541	\$1,101,015	\$25.28							
41-18-04-281-017	1503 BRETON RD SE	02/21/25	\$456,000	PTA	03-ARM'S I	\$456,000	\$182,900	40.11	\$401,571	\$205,278	\$150,849	75.4	120.0	0.22	0.22	\$2,722	\$933,082	\$21.42							
41-14-33-203-023	2039 WEALTHY ST SE	02/28/25	\$430,000	PTA	03-ARM'S I	\$430,000	\$145,300	33.79	\$339,082	\$184,543	\$93,625	46.8	160.0	0.16	0.16	\$3,942	\$1,167,994	\$26.81							
41-18-03-201-012	2860 LAKE DR SE	03/18/25	\$435,000	PTA	03-ARM'S I	\$435,000	\$214,900	49.40	\$468,958	\$125,644	\$159,602	79.8	145.0	0.26	0.26	\$1,574	\$490,797	\$11.27							
41-14-33-101-003	1602 WEALTHY ST SE	03/25/25	\$430,000	PTA	03-ARM'S I	\$430,000	\$206,300	47.98	\$481,244	\$24,181	\$75,425	37.7	120.0	0.11	0.11	\$641	\$219,827	\$5.05							
Totals:						\$665,000			\$6,486,300	\$6,486,300	\$5,726,417	\$5,261,668	2,333.5	8.27	7.89										
								Sale. Ratio =>	975.38					Average			Average			Average					
								Std. Dev. =>	6.12					per FF=>	\$2,454	Average	per Net Ac	692,683.80	Average	per SqFt=>	\$15.90				

Outliers

41-14-33-252-026	2101 LAKE DR SE	06/25/24	\$760,000	WD	03-ARM'S I	\$760,000	\$268,500	35.33	\$631,811	\$221,785	\$93,596	46.8	91.0	0.12	0.12	\$4,739	\$1,863,739	\$42.79						
41-14-33-103-041	1675 LAKE DR SE	04/17/24	\$421,100	WD	03-ARM'S I	\$421,100	\$140,900	33.46	\$323,527	\$170,440	\$72,867	36.4	112.0	0.10	0.10	\$4,678	\$1,654,757	\$37.99						
41-18-03-304-004	1742 BRETON RD SE	11/07/24	\$620,000	WD	03-ARM'S I	\$620,000	\$200,100	32.27	\$462,255	\$293,146	\$135,401	67.7	110.0	0.19	0.19	\$4,330	\$1,551,037	\$35.61						

2025 2,450
2026 2,454 per front foot
Extraction Method Used

Rate Group 'B'

Frontage

Description: ELINOR LANE

Front Foot Rate: 2,454

Standard Depth: 100

Depth Factor Curve...

Standard Frontage (Opt.): 77

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Close