

Cascade Charter Township
2026 Residential Land Studies

2026 LAND VALUE ANALYSIS

001 BUTTRICK ACRES, 008 CASCADE FARMS, 011 FOREST SHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class
41-19-02-301-008	8155 SHADYBROOK DR SE	12/26/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$271,200	63.81	\$542,394	(\$2,394)	\$115,000	1.97	1.97	(\$1,215)		0.00	'00001 BUTTRICK ACRES	401	
41-19-05-351-028	1901 FOREST SHORES DR SE	6/6/2025	\$812,000	WD	03-ARM'S LENGTH	\$812,000	\$304,400	37.49	\$608,881	\$402,869	\$199,750	0.82	0.82	\$489,156	waterfront	0.00	'00011 FOREST SHORES	401	
41-19-05-351-033	1990 FOREST SHORES DR SE	6/6/2023	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$336,100	46.36	\$672,288	\$182,712	\$130,000	1.06	1.06	\$172,370		0.00	'00011 FOREST SHORES	401	
41-19-05-351-035	1910 FOREST SHORES DR SE	8/8/2025	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$296,500	43.28	\$593,065	\$221,935	\$130,000	0.83	0.83	\$267,392		0.00	'00011 FOREST SHORES	401	
41-19-05-351-036	1870 FOREST SHORES DR SE	4/24/2025	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$276,300	53.24	\$552,611	\$96,389	\$130,000	0.97	0.97	\$99,885		0.00	'00011 FOREST SHORES	401	
41-19-05-351-037	6000 CASCADE RD SE	1/22/2025	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$253,100	46.87	\$506,116	\$134,784	\$100,900	1.03	1.03	\$130,858		0.00	'00011 FOREST SHORES	401	
41-19-05-351-057	1801 FOREST SHORES DR SE	8/23/2023	\$1,375,000	WD	22-OUTLIER	\$1,375,000	\$411,300	29.91	\$822,580	\$782,670	\$230,250	2.10	2.10	\$372,878	waterfront	0.00	'00011 FOREST SHORES	401	
Totals:			\$5,081,000			\$5,081,000	\$2,148,900		\$4,297,935	\$1,818,965	\$1,035,900	8.78	8.78						
								Sale. Ratio =>	42.29	Average		Average	Average						
								Std. Dev. =>	10.87	per FF=>		per Net Acre=>	207,228.06	per SqFt=>	\$4.76				

No conclusive data from this land study. Land values are in range with the values indicated. No change in land for 2026.

2026 LAND VALUE ANALYSIS

002 Grachen Plat, 015 Caravelle Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land%ofSale\$	@20%ofSale\$	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class			
41-19-08-328-023	5914 BURTON ST SE	7/14/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,600	51.61	\$263,129	\$85,871	\$94,000	37%	\$51,000	0.40	0.40	\$214,678	\$4.93	'00015	CARAVELLE VILLE	401			
41-19-08-328-038	2568 LINDA AVE SE	8/21/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$198,500	54.38	\$396,920	\$64,080	\$96,000	26%	\$73,000	0.96	0.96	\$66,750	\$1.53	'00015	CARAVELLE VILLE	401			
41-19-03-303-013	7355 VENTURA DR SE	9/15/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$178,700	44.68	\$357,301	\$132,699	\$90,000	23%	\$80,000	0.45	0.45	\$294,887	\$6.77	'00002	GRACHEN PLAT	401			
41-19-08-402-020	6146 BURTON ST SE	10/3/2023	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$164,100	41.76	\$328,216	\$158,784	\$94,000	24%	\$78,600	0.52	0.52	\$305,354	\$7.01	'00015	CARAVELLE VILLE	401			
41-19-03-303-018	7234 MOUNTAIN ASH DR SE	10/12/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$220,500	49.55	\$440,934	\$94,066	\$90,000	20%	\$89,000	0.37	0.37	\$254,232	\$5.84	'00002	GRACHEN PLAT	401			
41-19-08-404-012	6126 DEL CANO DR SE	10/13/2023	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$186,500	48.13	\$372,956	\$108,544	\$94,000	24%	\$77,500	0.32	0.32	\$339,200	\$7.79	'00015	CARAVELLE VILLE	401			
41-19-08-431-013	6328 PATAGONIA DR SE	11/15/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$186,900	49.84	\$373,753	\$95,247	\$94,000	25%	\$75,000	0.53	0.53	\$179,711	\$4.13	'00015	CARAVELLE VILLE	401			
41-19-08-327-001	5924 BURTON ST SE	12/8/2023	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$181,400	47.75	\$362,755	\$111,145	\$94,000	25%	\$75,980	0.38	0.38	\$292,487	\$6.71	'00015	CARAVELLE VILLE	401			
41-19-08-430-012	6287 PATAGONIA DR SE	5/6/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$171,600	63.56	\$343,123	\$20,877	\$94,000	35%	\$54,000	0.27	0.27	\$77,322	\$1.78	'00015	CARAVELLE VILLE	401			
41-19-08-449-001	2512 SANTIAGO AVE SE	6/7/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$204,000	59.13	\$408,037	\$30,963	\$94,000	27%	\$69,000	0.35	0.35	\$88,466	\$2.03	'00015	CARAVELLE VILLE	401			
41-19-08-405-015	6100 CAPITAN DR SE	7/26/2024	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$186,700	45.26	\$373,339	\$133,161	\$94,000	23%	\$82,500	0.45	0.45	\$295,913	\$6.79	'00015	CARAVELLE VILLE	401			
41-19-08-405-005	6176 CAPITAN DR SE	9/6/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$183,700	59.26	\$367,351	\$36,649	\$94,000	30%	\$62,000	0.25	0.25	\$146,596	\$3.37	'00015	CARAVELLE VILLE	401			
41-19-08-430-012	6287 PATAGONIA DR SE	9/30/2024	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$171,600	40.09	\$343,123	\$178,877	\$94,000	22%	\$85,600	0.27	0.27	\$662,507	\$15.21	'00015	CARAVELLE VILLE	401			
41-19-08-405-019	6150 CAPITAN DR SE	10/17/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$191,500	48.48	\$383,045	\$105,955	\$94,000	24%	\$79,000	0.28	0.28	\$378,411	\$8.69	'00015	CARAVELLE VILLE	401			
41-19-08-449-004	2558 SANTIAGO AVE SE	11/27/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,400	43.48	\$334,803	\$144,197	\$94,000	24%	\$77,000	0.36	0.36	\$400,547	\$9.20	'00015	CARAVELLE VILLE	401			
41-19-03-303-003	7352 GRACHEN DR SE	6/11/2025	\$659,000	WD	03-ARM'S LENGTH	\$659,000	\$230,400	34.96	\$460,850	\$298,150	\$100,000	15%	\$131,800	0.00	0.00	#DIV/0!	#DIV/0!	'00002	GRACHEN PLAT	401			
41-19-03-302-013	7237 MOUNTAIN ASH DR SE	6/18/2025	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$185,900	38.73	\$371,753	\$198,247	\$90,000	19%	\$96,000	0.00	0.00	#DIV/0!	#DIV/0!	'00002	GRACHEN PLAT	401			
41-19-08-404-001	6182 DEL CANO DR SE	7/7/2025	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$192,300	51.97	\$384,642	\$79,358	\$94,000	25%	\$74,000	0.00	0.00	#DIV/0!	#DIV/0!	'00015	CARAVELLE VILLE	401			
41-19-08-403-019	6072 DEL CANO DR SE	7/21/2025	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,400	45.78	\$338,808	\$125,192	\$94,000	25%	\$74,000	0.26	0.26	\$481,508	\$11.05	'00015	CARAVELLE VILLE	401			
41-19-08-404-010	6144 DEL CANO DR SE	8/8/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$180,600	50.17	\$361,195	\$92,805	\$94,000	26%	\$72,000	0.00	0.00	#DIV/0!	#DIV/0!	'00015	CARAVELLE VILLE	401			
41-19-08-403-024	6105 CAPITAN DR SE	8/29/2025	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$188,700	46.02	\$377,389	\$126,611	\$94,000	23%	\$82,000	0.00	0.00	#DIV/0!	#DIV/0!	'00015	CARAVELLE VILLE	401			
41-19-08-404-013	6094 DEL CANO DR SE	9/5/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$172,100	49.88	\$344,173	\$94,827	\$94,000	27%	\$69,000	0.30	0.30	\$316,090	\$7.26	'00015	CARAVELLE VILLE	401			
41-19-08-402-006	2468 IRENE AVE SE	9/9/2025	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$136,600	38.75	\$273,243	\$173,257	\$94,000	27%	\$70,500	0.27	0.27	\$641,693	\$14.73	'00015	CARAVELLE VILLE	401			
41-19-08-426-006	6236 PINTA CT SE	10/15/2025	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$151,900	39.25	\$303,878	\$177,122	\$94,000	24%	\$77,400	0.00	0.00	#DIV/0!	#DIV/0!	'00015	CARAVELLE VILLE	401			
41-19-08-426-010	2474 SAN MARIE DR SE	10/17/2025	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$169,900	41.95	\$339,838	\$159,162	\$94,000	23%	\$81,000	0.00	0.00	#DIV/0!	#DIV/0!	'00015	CARAVELLE VILLE	401			
41-19-08-430-001	6206 CAPITAN DR SE	12/2/2025	\$405,460	PTA	03-ARM'S LENGTH	\$405,460	\$169,600	41.83	\$339,230	\$160,230	\$94,000	23%	\$81,092	0.00	0.00	#DIV/0!	#DIV/0!	'00015	CARAVELLE VILLE	401			
Totals:			\$10,089,860			\$10,089,860	\$4,672,100		\$9,343,784	\$3,186,076	\$2,440,000			6.99	6.99								
								Sale. Ratio =>	46.30	Averge		\$93,846	25%	\$ 77,614.31	Average		Average						
								Std. Dev. =>	6.93	per FF=>					Average	per Net Acre=>	455,804.86	Average	per SqFt=>	\$10.46			

Current land values are within the range supported by the analysis. No change in land for 2026.

2026 LAND VALUE ANALYSIS

010 Chamonix Plat, 019 Shagbark/Oakbrook, 041 Country Brook/Little Harbor, 059 Waldenwood Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land%Sale	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Class	
41-19-02-351-024	1824 COUNTRY BROOK DR SE	1/31/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$224,800	52.28	\$449,612	\$70,388	\$90,000	21%	0.90	0.90	\$336,298	\$77,863	\$1.79	'00041		COUNTRY BROOK/LITTLE HARBOR	401	
41-19-05-401-005	6080 CHAMPAGNE CT SE	8/27/2025	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$246,500	41.08	\$493,030	\$231,970	\$125,000	21%	0.00	0.00	\$1,113,456	#DIV/0!	#DIV/0!	'00010		CHAMONIX PLAT	401	
41-19-05-455-015	1905 MONT-RUE DR SE	3/24/2025	\$759,900	WD	03-ARM'S LENGTH	\$759,900	\$280,700	36.94	\$561,463	\$310,937	\$112,500	15%	0.00	0.00	\$2,100,276	#DIV/0!	#DIV/0!	'00010		CHAMONIX PLAT	401	
41-19-05-465-008	6140 CHAMONIX CT SE	11/20/2023	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$306,400	49.82	\$612,789	\$127,211	\$125,000	20%	0.92	0.92	\$625,878	\$138,273	\$3.17	'00010		CHAMONIX PLAT	401	
41-19-09-401-018	6910 OAK BROOK ST SE	7/1/2024	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$0	\$368,600	#DIV/0!	\$774,121	(\$523,571)	\$250,550	#DIV/0!	5.36	5.36	#DIV/0!	(\$97,681)	(\$2.24)	'00019	41-19-09-402-007	SHAGBARK/OAKBROOK	401	
41-19-09-402-007	6909 OAK BROOK ST SE	7/1/2024	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$0	\$368,600	#DIV/0!	\$735,229	(\$484,679)	\$250,550	#DIV/0!	5.36	2.02	#DIV/0!	(\$90,425)	(\$2.08)	'00019	41-19-09-401-018	SHAGBARK/OAKBROOK	402	
41-19-09-426-041	2653 THORNAPPLE RIV DR SE	11/17/2023	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$177,600	33.64	\$371,289	\$276,711	\$120,000	23%	0.00	0.82	\$1,217,528	#DIV/0!	#DIV/0!	'00019	41-19-09-478-009	SHAGBARK/OAKBROOK	401	
41-19-22-201-010	7664 PINE PARK DR SE	9/26/2024	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$280,400	43.47	\$560,703	\$202,797	\$118,500	18%	0.94	0.94	\$1,103,832	\$215,741	\$4.95	'00059		WALDENWOOD PLAT	401	
41-19-22-201-040	7641 PINE PARK DR SE	9/18/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$285,400	49.21	\$570,759	\$139,241	\$130,000	22%	0.23	0.23	\$621,229	\$605,396	\$13.90	'00059		WALDENWOOD PLAT	401	
41-19-22-253-002	7664 KENROB DR SE	6/27/2025	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$264,800	49.50	\$529,634	\$123,866	\$118,500	22%	0.59	0.59	\$559,226	\$209,942	\$4.82	'00059		WALDENWOOD PLAT	401	
41-19-22-253-009	7796 KENROB DR SE	11/27/2024	\$615,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$615,000	\$310,500	50.49	\$643,828	\$89,672	\$118,500	19%	0.00	0.76	\$465,386	#DIV/0!	#DIV/0!	'00059	41-19-22-276-002	WALDENWOOD PLAT	401	
41-19-27-265-001	4586 LITTLE HARBOR DR SE	8/22/2025	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$205,300	39.48	\$410,548	\$199,452	\$90,000	17%	0.00	0.00	\$1,152,389	#DIV/0!	#DIV/0!	'00041		COUNTRY BROOK/LITTLE HARBOR	401	
Totals:			\$5,827,900			\$5,827,900	\$3,319,600		\$6,713,005	\$763,995	\$1,649,100	#DIV/0!	14.30	12.54								
								Sale. Ratio =>	56.96	Average			Average		Average							
								Std. Dev. =>	#DIV/0!	per FF=>			#DIV/0!		per Net Acre=>		53,411.28	per SqFt=>		\$1.23		

Current land values are within a range supported by the analysis. No change in land for 2026.

2026 LAND VALUE ANALYSIS

012 Qual Crest II Condos, 042 Quail Crest Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land%Sale	20%Sale	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class		
41-19-07-177-166	4848 N QUAIL CREST DR SE	8/1/2023	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$244,700	42.93	\$489,315	\$100,685	\$20,000	4%	\$ 114,000	1.00	0.00	\$100,685	\$2.31	'00012	QUAIL CREST II	407		
41-19-07-177-124	5018 N QUAIL CREST DR SE	2/15/2024	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$190,100	56.08	\$380,294	(\$21,294)	\$20,000	6%	\$ 67,800	1.00	0.00	(\$21,294)	(\$0.49)	'00012	QUAIL CREST II	407		
41-19-07-177-132	4921 N QUAIL CREST DR SE	5/22/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$238,000	58.05	\$476,003	(\$46,003)	\$20,000	5%	\$ 82,000	1.00	0.00	(\$46,003)	(\$1.06)	'00012	QUAIL CREST II	407		
41-19-07-177-052	5131 N QUAIL CREST DR SE	5/19/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$203,700	58.20	\$407,360	(\$37,360)	\$20,000	6%	\$ 70,000	1.00	0.00	(\$37,360)	(\$0.86)	'00042	QUAIL CREST II	407		
41-19-07-177-028	2370 GROUSE CT SE	6/26/2023	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$178,500	46.99	\$357,034	\$42,866	\$20,000	5%	\$ 75,980	1.00	0.00	\$42,866	\$0.98	'00042	QUAIL CREST II	407		
41-19-07-177-078	5072 N QUAIL CREST DR SE	7/19/2023	\$387,005	WD	03-ARM'S LENGTH	\$387,005	\$210,300	54.34	\$420,552	(\$13,547)	\$20,000	5%	\$ 77,401	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-115	4999 N QUAIL CREST DR SE	8/25/2023	\$347,150	WD	03-ARM'S LENGTH	\$347,150	\$251,300	72.39	\$502,590	(\$135,440)	\$20,000	6%	\$ 69,430	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-110	2215 COVEY CT SE	9/21/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$228,300	62.55	\$456,508	(\$71,508)	\$20,000	5%	\$ 73,000	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-038	5069 S QUAIL CREST DR SE	10/4/2023	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$204,100	47.35	\$408,220	\$42,780	\$20,000	5%	\$ 86,200	1.00	0.00	\$42,780	\$0.98	'00042	QUAIL CREST II	407		
41-19-07-177-115	4999 N QUAIL CREST DR SE	11/28/2023	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$251,300	64.27	\$502,590	(\$91,590)	\$20,000	5%	\$ 78,200	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-017	2322 PHEASANT CT SE	12/1/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$192,600	56.65	\$385,221	(\$25,221)	\$20,000	6%	\$ 68,000	1.00	0.00	(\$25,221)	(\$0.58)	'00042	QUAIL CREST II	407		
41-19-07-177-001	2286 PARTRIDGE CT SE	12/26/2023	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$188,200	57.47	\$376,416	(\$28,916)	\$20,000	6%	\$ 65,500	1.00	0.00	(\$28,916)	(\$0.66)	'00042	QUAIL CREST II	407		
41-19-07-177-080	2278 MOURNING DOVE CT SE	2/22/2024	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$199,100	54.56	\$398,131	(\$13,231)	\$20,000	5%	\$ 72,980	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-018	2360 PHEASANT CT SE	2/23/2024	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$178,100	51.94	\$356,242	\$6,658	\$20,000	6%	\$ 68,580	1.00	0.00	\$6,658	\$0.15	'00042	QUAIL CREST II	407		
41-19-07-177-187	5199 N QUAIL CREST DR SE	2/28/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$299,000	56.95	\$597,953	(\$52,953)	\$20,000	4%	\$ 105,000	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-116	5013 N QUAIL CREST DR SE	4/22/2024	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$240,700	59.65	\$481,377	(\$57,877)	\$20,000	5%	\$ 80,700	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-089	5084 N QUAIL CREST DR SE	6/14/2024	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$205,200	49.09	\$410,377	\$27,623	\$20,000	5%	\$ 83,600	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-011	2335 PHEASANT CT SE	6/28/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$169,000	53.65	\$337,965	(\$2,965)	\$20,000	6%	\$ 63,000	1.00	0.00	(\$2,965)	(\$0.07)	'00042	QUAIL CREST II	407		
41-19-07-177-051	5129 N QUAIL CREST DR SE	6/28/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,000	48.00	\$384,038	\$35,962	\$20,000	5%	\$ 80,000	1.00	0.00	\$35,962	\$0.83	'00042	QUAIL CREST II	407		
41-19-07-177-076	2291 MOURNING DOVE CT SE	7/12/2024	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$208,200	45.16	\$416,434	\$64,566	\$20,000	4%	\$ 92,200	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
41-19-07-177-094	2292 S THRUSH CT SE	9/26/2024	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$211,800	49.27	\$423,624	\$26,276	\$20,000	5%	\$ 85,980	0.00	0.00	#DIV/0!	#DIV/0!	'00042	QUAIL CREST II	407		
		Totals:	\$8,297,755			\$8,297,755	\$4,484,200			\$8,968,244	(\$250,489)	\$420,000			11.00	0.00						
								Sale. Ratio =>	54.04					Average	5% \$ 79,026			Average				
								Std. Dev. =>	7.03					per FF=>			Average	per Net Acre=>	(22,771.73)	Average	per SqFt=>	(\$0.52)

Use ==> \$ 79,000 per site

2026 LAND VALUE ANALYSIS

013 Chatham Woods Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	@20% SP	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class		
41-19-08-324-003	2587 CHATHAM WOODS DR SE	7/20/2023	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$119,000	53.13	\$237,972	(\$13,972)	\$44,800	1.00	0.00	(\$13,972)	(\$0.32)	'00013	CHATHAM WOODS	407		
41-19-08-324-007	2595 CHATHAM WOODS DR SE	2/24/2025	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$103,300	37.43	\$206,612	\$69,388	\$55,200	1.00	0.00	\$69,388	\$1.59	'00013	CHATHAM WOODS	407		
41-19-08-324-011	2575 CHATHAM WOODS DR SE	4/25/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,600	42.80	\$171,165	\$28,835	\$40,000	1.00	0.00	\$28,835	\$0.66	'00013	CHATHAM WOODS	407		
41-19-08-324-017	2563 CHATHAM WOODS DR SE	2/27/2025	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$81,400	44.60	\$162,805	\$19,695	\$36,500	1.00	0.00	\$19,695	\$0.45	'00013	CHATHAM WOODS	407		
41-19-08-324-027	2541 CHATHAM WOODS DR SE	4/15/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$87,100	32.87	\$174,194	\$90,806	\$53,000	1.00	0.00	\$90,806	\$2.08	'00013	CHATHAM WOODS	407		
41-19-08-324-027	2541 CHATHAM WOODS DR SE	6/25/2025	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$87,100	32.99	\$174,194	\$89,806	\$52,800	1.00	0.00	\$89,806	\$2.06	'00013	CHATHAM WOODS	407		
41-19-08-324-028	2539 CHATHAM WOODS DR SE	6/14/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,100	44.26	\$168,295	\$21,705	\$38,000	1.00	0.00	\$21,705	\$0.50	'00013	CHATHAM WOODS	407		
41-19-08-324-031	2533 CHATHAM WOODS DR SE	7/21/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,100	48.94	\$176,200	\$3,800	\$36,000	1.00	0.00	\$3,800	\$0.09	'00013	CHATHAM WOODS	407		
41-19-08-324-036	2521 CHATHAM WOODS DR SE	12/16/2025	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$117,000	46.82	\$233,916	\$15,984	\$49,980	1.00	0.00	\$15,984	\$0.37	'00013	CHATHAM WOODS	407		
41-19-08-324-050	2579 KNIGHTSBRIDGE RD SE	9/11/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$137,400	54.96	\$274,713	(\$24,713)	\$50,000	1.00	0.00	(\$24,713)	(\$0.57)	'00013	CHATHAM WOODS	407		
41-19-08-324-061	2566 KNIGHTSBRIDGE RD SE	9/11/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$139,700	54.78	\$279,363	(\$24,363)	\$51,000	1.00	0.00	(\$24,363)	(\$0.56)	'00013	CHATHAM WOODS	407		
41-19-08-324-063	2570 KNIGHTSBRIDGE RD SE	12/9/2025	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$146,600	55.64	\$293,141	(\$29,641)	\$52,700	1.00	0.00	(\$29,641)	(\$0.68)	'00013	CHATHAM WOODS	407		
41-19-08-324-068	2580 KNIGHTSBRIDGE RD SE	5/9/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$133,500	53.40	\$266,920	(\$16,920)	\$50,000	1.00	0.00	(\$16,920)	(\$0.39)	'00013	CHATHAM WOODS	407		
41-19-08-324-075	2594 KNIGHTSBRIDGE RD SE	1/6/2025	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$126,100	51.89	\$252,286	(\$9,286)	\$48,600	1.00	0.00	(\$9,286)	(\$0.21)	'00013	CHATHAM WOODS	407		
Totals:			\$3,292,900			\$3,292,900	\$1,536,000		\$3,071,776	\$221,124	\$47,041	14.00	0.00							
								Sale. Ratio =>	46.65	USE per site			Average	Average						
								Std. Dev. =>	7.95	\$47,000			per Net Acre=>	15,794.57	per SqFt=>			\$0.36		

Use ==> 47,000 per site

2026 LAND VALUE ANALYSIS

014 Chatwick Hills Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	@ 15% SP	ECF Area	Land Table	Class
41-19-08-353-001	2630 CHATHAM WOODS DR SE	2/9/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$100,500	52.89	\$201,086	(\$11,086)	\$28,500	'00014	CHATWICK HILLS	407
41-19-08-353-011	2641 CHATHAM WOODS DR SE	10/7/2025	\$188,500	WD	03-ARM'S LENGTH	\$188,500	\$101,500	53.85	\$203,014	(\$14,514)	\$28,275	'00014	CHATWICK HILLS	407
41-19-08-353-013	2645 CHATHAM WOODS DR SE	6/18/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$107,900	46.51	\$215,823	\$16,177	\$34,800	'00014	CHATWICK HILLS	407
41-19-08-353-016	2631 CHATHAM WOODS DR SE	4/10/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,700	42.00	\$197,442	\$37,558	\$35,250	'00014	CHATWICK HILLS	407
41-19-08-353-018	2635 CHATHAM WOODS DR SE	7/27/2023	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$86,700	45.75	\$173,361	\$16,139	\$28,425	'00014	CHATWICK HILLS	407
41-19-08-353-021	2657 CHATHAM WOODS DR SE	6/20/2023	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$97,700	47.54	\$195,307	\$10,193	\$30,825	'00014	CHATWICK HILLS	407
41-19-08-353-021	2657 CHATHAM WOODS DR SE	12/4/2025	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$97,700	41.57	\$195,307	\$39,693	\$35,250	'00014	CHATWICK HILLS	407
41-19-08-353-024	2663 CHATHAM WOODS DR SE	2/16/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$94,200	48.31	\$188,475	\$6,525	\$29,250	'00014	CHATWICK HILLS	407
41-19-08-353-030	2675 CHATHAM WOODS DR SE	5/12/2023	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,800	42.96	\$185,678	\$30,322	\$32,400	'00014	CHATWICK HILLS	407
41-19-08-353-033	2674 CHATHAM WOODS DR SE	12/15/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,000	47.78	\$171,942	\$8,058	\$27,000	'00014	CHATWICK HILLS	407
41-19-08-353-039	2639 KNIGHTSBRIDGE RD SE	6/12/2025	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,700	39.88	\$203,309	\$51,691	\$38,250	'00014	CHATWICK HILLS	407
41-19-08-353-045	2677 CHATHAM WOODS DR SE	1/31/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,300	41.47	\$186,555	\$38,445	\$33,750	'00014	CHATWICK HILLS	407
41-19-08-353-048	2683 CHATHAM WOODS DR SE	12/1/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$97,100	52.49	\$194,137	(\$9,137)	\$27,750	'00014	CHATWICK HILLS	407
41-19-08-353-050	2687 CHATHAM WOODS DR SE	7/12/2024	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$95,000	43.68	\$189,923	\$27,577	\$32,625	'00014	CHATWICK HILLS	407
		Totals:	\$2,949,000			\$2,949,000	\$1,350,800		\$2,701,359	\$247,641	\$31,596			
							Sale. Ratio =>	45.81			User per SITE			
							Std. Dev. =>	4.56			\$31,600			

Use ==> 31,600 Per Site

2026 LAND VALUE ANALYSIS
016 SCHBRK/RICHSON/VANBERG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Class	Rate Group 1
41-19-09-276-008	7067 WINDCREST ST SE	3/11/2024	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$152,700	44.52	\$305,435	\$142,565	\$105,000	0.0	0.0	0.34	0.34	#DIV/0!	\$416,857	\$9.57	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-276-009	7083 WINDCREST ST SE	4/26/2024	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$169,300	47.42	\$338,527	\$123,473	\$105,000	0.0	0.0	0.34	0.34	#DIV/0!	\$363,156	\$8.34	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-276-011	7115 WINDCREST ST SE	3/20/2025	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,000	40.71	\$345,975	\$184,025	\$105,000	0.0	0.0	0.34	0.34	#DIV/0!	\$541,250	\$12.43	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-276-012	7131 WINDCREST ST SE	7/25/2025	\$367,400	WD	03-ARM'S LENGTH	\$367,400	\$147,700	40.20	\$295,333	\$177,067	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-276-013	7147 WINDCREST ST SE	10/31/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,700	44.74	\$277,499	\$137,501	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-277-001	7008 WINDCREST ST SE	6/15/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,800	54.26	\$287,507	\$82,493	\$105,000	0.0	0.0	0.35	0.35	#DIV/0!	\$235,694	\$5.41	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-277-001	7008 WINDCREST ST SE	11/10/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,800	54.26	\$287,507	\$82,493	\$105,000	0.0	0.0	0.35	0.35	#DIV/0!	\$235,694	\$5.41	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-277-003	7038 WINDCREST ST SE	1/3/2024	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$181,300	49.40	\$362,645	\$109,355	\$105,000	0.0	0.0	0.34	0.34	#DIV/0!	\$321,632	\$7.38	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-277-004	7054 WINDCREST ST SE	2/24/2025	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,500	46.53	\$349,030	\$130,970	\$105,000	0.0	0.0	0.34	0.34	#DIV/0!	\$385,206	\$8.84	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-301-015	6440 BURTON ST SE	1/9/2025	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$235,500	44.52	\$471,068	\$162,932	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-301-016	6452 BURTON ST SE	10/11/2023	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$124,800	46.24	\$249,653	\$125,247	\$105,000	0.0	0.0	0.68	0.68	#DIV/0!	\$184,187	\$4.23	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-302-011	6548 BURTON ST SE	4/10/2025	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$179,900	35.27	\$359,821	\$275,179	\$125,000	0.0	0.0	1.00	0.00	#DIV/0!	\$275,179	\$6.32	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-303-009	6407 WENDELL ST SE	12/23/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,600	40.79	\$269,241	\$165,759	\$105,000	0.0	0.0	0.67	0.67	#DIV/0!	\$247,401	\$5.68	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-303-011	6429 WENDELL ST SE	8/8/2025	\$191,000	WD	08-ESTATE	\$191,000	\$137,300	71.88	\$274,616	\$21,384	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-303-013	6449 WENDELL ST SE	8/6/2025	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$149,500	41.18	\$299,022	\$168,978	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-303-013	6449 WENDELL ST SE	2/21/2025	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$149,500	58.51	\$299,022	\$61,478	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-304-008	6565 WENDELL ST SE	5/20/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$154,800	43.00	\$309,597	\$155,403	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-304-023	6537 WENDELL ST SE	11/8/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,000	48.67	\$292,097	\$112,903	\$105,000	0.0	0.0	0.67	0.67	#DIV/0!	\$168,512	\$3.87	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-306-010	6672 CASCADE RD SE	12/29/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$155,100	64.63	\$310,206	\$34,794	\$105,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-454-002	2769 THORNAPPLE RIV DR SE	6/25/2025	\$1,350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,350,000	\$517,900	38.36	\$1,035,702	\$466,037	\$151,739	92.2	49.0	0.14	0.00	\$5,055	\$3,426,743	\$78.67	121.00	'00016	41-19-09-479-001	SCHBRK/RICHSON/VANBERG	401	
41-19-09-455-002	2724 ORANGE AVE SE	6/4/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$379,500	56.22	\$758,968	(\$13,968)	\$70,000	0.0	0.0	0.11	0.11	#DIV/0!	(\$129,333)	(\$2.97)	0.00	'00016	SCHBRK/RICHSON/VANBERG	401		
41-19-09-479-001	2768 THORNAPPLE RIV DR SE	6/25/2025	\$1,350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,350,000	\$517,900	38.36	\$1,035,702	\$466,037	\$151,739	92.2	49.0	0.14	0.14	\$5,055	\$3,426,743	\$78.67	121.00	'00016	41-19-09-454-002	SCHBRK/RICHSON/VANBERG	402	RIVER FRONTAGE
Totals:						\$9,797,800	\$4,407,100		\$8,814,173	\$3,372,105	\$2,388,478	184.4		5.80	4.67									
							Sale. Ratio =>	44.98		Average							Average							
							Std. Dev. =>	9.08		per FF=>	\$18,287						Average							
										per Net Acre=>	581,197.00						per SqFt=>	\$13.34						

Current land values are within a range supported by the analysis. No change in land for 2026.

2026 LAND VALUE ANALYSIS
018 MANCHESTER HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	%ofSale	@20%	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class	
41-19-05-151-030	5684 MANCHESTER HILLS DR SE	8/14/2023	\$1,395,000	WD	03-ARM'S LENGTH	\$1,395,000	\$717,300	51.42	\$1,434,658	\$175,342	\$215,000	15%	279,000	0.58	0.58	\$1,137,684	\$302,314	\$6.94	'00018	MANCHESTER HILLS	401	
41-19-05-151-053	5816 MANCHESTER HILLS DR SE	8/18/2023	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$516,600	49.20	\$1,033,292	\$231,708	\$215,000	20%	210,000	0.79	0.79	\$1,131,597	\$293,301	\$6.73	'00018	MANCHESTER HILLS	401	
41-19-05-151-049	5788 MANCHESTER HILLS DR SE	5/24/2024	\$1,560,000	WD	03-ARM'S LENGTH	\$1,560,000	\$847,100	54.30	\$1,694,229	\$80,771	\$215,000	14%	312,000	0.71	0.71	\$586,059	\$114,245	\$2.62	'00018	MANCHESTER HILLS	401	
41-19-05-151-050	5794 MANCHESTER HILLS DR SE	8/6/2024	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$773,400	52.43	\$1,546,701	\$143,299	\$215,000	15%	295,000	0.63	0.63	\$983,098	\$227,459	\$5.22	'00018	MANCHESTER HILLS	401	
41-19-05-151-052	5808 MANCHESTER HILLS DR SE	12/8/2025	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$676,100	40.98	\$1,352,129	\$512,871	\$215,000	13%	330,000	0.71	0.71	\$3,935,987	\$722,354	\$16.58	'00018	MANCHESTER HILLS	401	
41-19-05-151-060	5801 MANCHESTER HILLS DR SE	10/24/2024	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$752,700	52.27	\$1,505,348	\$149,652	\$215,000	15%	288,000	0.70	0.70	\$1,002,320	\$213,789	\$4.91	'00018	MANCHESTER HILLS	401	
41-19-05-151-061	5795 MANCHESTER HILLS DR SE	4/29/2022	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$749,300	52.58	\$1,498,687	\$141,313	\$215,000	15%	285,000	0.72	0.72	\$936,609	\$195,724	\$4.49	'00018	MANCHESTER HILLS	401	
41-19-05-151-061	5795 MANCHESTER HILLS DR SE	9/15/2022	\$1,465,000	OTH	03-ARM'S LENGTH	\$1,465,000	\$749,300	51.15	\$1,498,687	\$181,313	\$215,000	15%	293,000	0.72	0.72	\$1,235,458	\$251,126	\$5.77	'00018	MANCHESTER HILLS	401	
41-19-05-151-062	5789 MANCHESTER HILLS DR SE	10/24/2024	\$2,650,000	WD	03-ARM'S LENGTH	\$2,650,000	\$1,259,200	47.52	\$2,518,368	\$346,632	\$215,000	8%	530,000	0.71	0.71	\$4,272,441	\$490,980	\$11.27	'00018	MANCHESTER HILLS	401	
41-19-05-151-077	5737 MANCHESTER HILLS DR SE	5/10/2024	\$2,425,000	WD	03-ARM'S LENGTH	\$2,425,000	\$990,800	40.86	\$1,981,615	\$658,385	\$215,000	9%	485,000	0.59	0.59	\$7,425,970	\$1,115,907	\$25.62	'00018	MANCHESTER HILLS	401	
Totals:			\$16,535,000			\$16,535,000	\$8,031,800		\$16,063,714	\$2,621,286	\$2,150,000			6.86	6.86							
								Sale. Ratio =>	48.57	\$262,129	Average	14%	330,700	Average			Average					
								Std. Dev. =>	4.79					per Net Acre=>	382,278.84		per SqFt=>	\$8.78				

Update to 285,000 18%

Use ==> 285,000 Per Site

2026 LAND VALUE ANALYSIS
028 RIVERVIEW PARK/SUMMER DOWN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	%ofSale	Land @ 20%	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class	
41-19-16-253-014	3180 JEANLIN DR SE	2/1/2024	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$137,300	50.29	\$274,593	\$93,407	\$95,000	35%	54,600.00	0.37	0.37	\$268,422	\$252,451	\$5.80	'00028 RIVERVIEW PARK/SUMMER DOWN	401		
41-19-16-253-016	2966 THORNCREST DR SE	11/7/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$232,900	58.23	\$465,748	\$54,252	\$120,000	30%	80,000.00	0.54	0.54	\$180,840	\$100,467	\$2.31	'00028 RIVERVIEW PARK/SUMMER DOWN	401		
41-19-16-327-002	6590 BURGER DR SE	6/13/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$167,100	43.07	\$334,298	\$148,702	\$95,000	24%	77,600.00	0.78	0.78	\$607,330	\$190,644	\$4.38	'00028 RIVERVIEW PARK/SUMMER DOWN	401		
41-19-16-426-017	3305 THORNCREST DR SE	7/24/2023	\$412,250	WD	03-ARM'S LENGTH	\$412,250	\$196,300	47.62	\$392,578	\$114,672	\$95,000	23%	82,450.00	0.46	0.46	\$497,616	\$249,287	\$5.72	'00028 RIVERVIEW PARK/SUMMER DOWN	401		
41-19-16-426-017	3305 THORNCREST DR SE	7/25/2025	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$196,300	39.82	\$392,578	\$195,422	\$95,000	19%	98,600.00	0.46	0.46	\$1,014,137	\$424,830	\$9.75	'00028 RIVERVIEW PARK/SUMMER DOWN	401		
Totals:			\$1,966,250			\$1,966,250	\$929,900		\$1,859,795	\$606,455	\$500,000	26%	78,650.0	2.61	2.61							
								Sale. Ratio =>	47.29	Average			Average			Average						
								Std. Dev. =>	7.09	per FF=>			\$2,304,211	per Net Acre=>			232,358.24	per SqFt=>			\$5.33	

No conclusive data from this land study. Land values are in range with the values indicated. No change in land for 2026.

2026 LAND VALUE ANALYSIS

033 FOREST HILLS CONDOS, 066 THORNAPPLE HILLS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land20%Sale	Total Acres	ECF Area	Land Table	Class	
41-19-17-227-002	6265 ARCHITRAVE DR SE	8/14/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,900	42.87	\$235,845	\$83,155	\$44,000	55,000.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-036	6234 ACROPOLIS DR SE	4/12/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$117,200	55.81	\$234,352	\$19,648	\$44,000	42,000.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-048	6221 ACROPOLIS DR SE	4/29/2022	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,400	52.88	\$216,722	\$32,278	\$44,000	41,000.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-059	2984 CHAPSHIRE DR SE	12/30/2025	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$117,000	57.35	\$234,079	\$13,921	\$44,000	40,800.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-068	3002 CHAPSHIRE DR SE	7/1/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$115,600	53.77	\$231,145	\$27,855	\$44,000	43,000.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-097	6375 WAINSCOT ST SE	10/19/2022	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$119,700	59.55	\$239,450	\$5,550	\$44,000	40,200.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-102	6387 WAINSCOT ST SE	7/2/2025	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$117,900	47.18	\$235,777	\$58,123	\$44,000	49,980.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-105	6382 WAINSCOT ST SE	8/14/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$113,600	75.73	\$227,247	(\$33,247)	\$44,000	30,000.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-109	6374 WAINSCOT ST SE	11/28/2022	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$110,800	62.25	\$221,698	\$302	\$44,000	35,600.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-227-111	6356 WAINSCOT ST SE	8/30/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$126,300	52.63	\$252,698	\$31,302	\$44,000	48,000.0	0.00	'00033	FOREST HILLS CONDOS	407	
41-19-17-228-012	6232 LINCOLNSHIRE CT SE	9/15/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$98,700	56.40	\$197,473	(\$22,473)	\$0	35,000.0	0.00	'00066	THORNAPPLE HILLS CONDOS	407	
41-19-17-228-015	6244 LINCOLNSHIRE CT SE	6/25/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$105,000	45.65	\$209,905	\$20,095	\$0	46,000.0	0.00	'00066	THORNAPPLE HILLS CONDOS	407	
41-19-17-228-016	6246 LINCOLNSHIRE CT SE	9/2/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$97,200	55.54	\$194,482	(\$19,482)	\$0	35,000.0	0.00	'00066	THORNAPPLE HILLS CONDOS	407	
41-19-17-228-018	6250 LINCOLNSHIRE CT SE	12/2/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,800	47.05	\$197,558	\$12,442	\$0	42,000.0	0.00	'00066	THORNAPPLE HILLS CONDOS	407	
Totals:			\$2,917,900			\$2,917,900	\$1,564,100		\$3,128,431	\$229,469	\$440,000	583,580.0	0.00				
								Sale. Ratio =>	53.60	Average		41,684.3					
								Std. Dev. =>	8.23	per FF=>		\$0	#DIV/0!				
												Use Land Value	40,000				

2026 LAND VALUE ANALYSIS

034 MEADOWS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	@20% SP	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class
41-19-17-290-046	6325 GREENWAY DR SE	4/3/2023	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$148,600	48.33	61,500	\$297,140	\$1	\$307,499	\$272,605	1.128	'00034	MEADOWS CONDOS	407
41-19-17-176-005	5962 PARVIEW DR SE	4/19/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$155,200	52.61	59,000	\$310,396	\$1,191	\$293,809	\$283,674	1.036	'00034	MEADOWS CONDOS	407
41-19-17-280-012	3600 CHARLEVOIX DR SE	5/9/2023	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$146,400	47.07	62,200	\$292,806	\$1	\$310,999	\$268,628	1.158	'00034	MEADOWS CONDOS	407
41-19-17-290-067	6288 GREENWAY DR SE	6/2/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,200	52.21	56,000	\$292,335	\$640	\$279,360	\$267,610	1.044	'00034	MEADOWS CONDOS	407
41-19-17-253-001	6124 PARVIEW DR SE	6/5/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,700	48.79	63,000	\$307,406	\$297	\$314,703	\$281,751	1.117	'00034	MEADOWS CONDOS	407
41-19-17-290-070	3607 CHARLEVOIX DR SE	9/15/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$170,900	52.58	65,000	\$341,832	\$1,468	\$323,532	\$312,261	1.036	'00034	MEADOWS CONDOS	407
41-19-17-256-004	6202 TAHOE DR SE	9/25/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$185,000	55.22	67,000	\$370,097	\$2,291	\$332,709	\$337,437	0.986	'00034	MEADOWS CONDOS	407
41-19-17-279-025	6266 TAHOE LN SE	10/6/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$192,500	53.47	72,000	\$385,044	\$1,532	\$358,468	\$351,846	1.019	'00034	MEADOWS CONDOS	407
41-19-17-277-006	6220 TAHOE DR SE	11/3/2023	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$149,300	43.92	67,980	\$298,656	\$2,675	\$337,225	\$271,542	1.242	'00034	MEADOWS CONDOS	407
41-19-17-252-003	6062 PARVIEW DR SE	12/29/2023	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$168,000	52.91	63,500	\$335,977	\$474	\$317,026	\$307,801	1.030	'00034	MEADOWS CONDOS	407
41-19-17-256-002	6176 TAHOE DR SE	2/8/2024	\$367,100	WD	03-ARM'S LENGTH	\$367,100	\$193,000	52.57	73,420	\$386,043	\$1,859	\$365,241	\$352,462	1.036	'00034	MEADOWS CONDOS	407
41-19-17-253-006	6138 PARVIEW DR SE	5/22/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,900	54.26	70,000	\$379,834	\$2,681	\$347,319	\$346,012	1.004	'00034	MEADOWS CONDOS	407
41-19-17-290-044	6317 GREENWAY DR SE	7/24/2024	\$358,900	WD	03-ARM'S LENGTH	\$358,900	\$184,900	51.52	71,780	\$369,872	\$1,243	\$357,657	\$338,192	1.058	'00034	MEADOWS CONDOS	407
41-19-17-280-002	3710 CHARLEVOIX DR SE	8/7/2024	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$184,100	47.22	77,980	\$368,259	\$1	\$389,899	\$337,851	1.154	'00034	MEADOWS CONDOS	407
41-19-17-253-007	6140 PARVIEW DR SE	9/24/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,500	55.00	70,000	\$384,979	\$1,651	\$348,349	\$351,677	0.991	'00034	MEADOWS CONDOS	407
41-19-17-290-044	6317 GREENWAY DR SE	10/4/2024	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$184,900	47.78	77,400	\$369,872	\$1,243	\$385,757	\$338,192	1.141	'00034	MEADOWS CONDOS	407
41-19-17-280-013	3598 CHARLEVOIX DR SE	10/10/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$216,700	47.63	91,000	\$433,349	\$1	\$454,999	\$397,567	1.144	'00034	MEADOWS CONDOS	407
41-19-17-279-034	6360 TAHOE LN SE	12/9/2024	\$383,200	WD	03-ARM'S LENGTH	\$383,200	\$227,200	59.29	76,640	\$384,384	\$1	\$383,199	\$416,865	0.919	'00034	MEADOWS CONDOS	407
41-19-17-257-006	6038 PARVIEW DR SE	1/14/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$146,800	48.13	61,000	\$293,638	\$1,421	\$303,579	\$268,089	1.132	'00034	MEADOWS CONDOS	407
41-19-17-279-026	6276 TAHOE LN SE	3/10/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,700	44.39	67,000	\$297,446	\$1	\$334,999	\$272,885	1.228	'00034	MEADOWS CONDOS	407
41-19-17-290-046	6325 GREENWAY DR SE	3/18/2025	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$148,600	43.45	68,400	\$297,140	\$1	\$341,999	\$272,605	1.255	'00034	MEADOWS CONDOS	407
Totals:			\$7,209,000			\$7,209,000	\$3,633,100	Average ==>	68,657	\$7,266,505		\$7,188,327	\$6,647,552				
								Sale. Ratio ==>	50.40					E.C.F. ==>	1.081	0.090860936	
								Std. Dev. ==>	4.17					Ave. E.C.F. ==>	1.088	89.5877	

Use ==> 69,000

2026 LAND VALUE ANALYSIS
035 GATEHOUSE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Cur App to SP Ratio	@ 20% SP	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/SF	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-17-260-008	3139 MIDDLE GATE DR SE	9/24/2025	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$247,300	39.57	\$494,532	79%	\$ 125,000.00	\$100,000	\$525,000	\$361,956	1.450	2,076	\$301.06	'00035	145.0453	TWO- STORY	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-009	3141 MIDDLE GATE DR SE	3/26/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$281,100	50.65	\$562,278	101%	\$ 111,000.00	\$100,837	\$454,163	\$423,340	1.073	2,322	\$239.02	'00035	107.2809	TWO- STORY	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-016	6121 N GATEHOUSE DR SE	10/27/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$250,500	62.63	\$500,957	125%	\$ 80,000.00	\$101,395	\$298,605	\$366,571	0.815	2,322	\$172.27	'00035	81.4590	TWO- STORY	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-025	3130 E GATEHOUSE DR SE	7/9/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$303,900	50.65	\$607,896	101%	\$ 120,000.00	\$100,000	\$500,000	\$465,960	1.073	2,140	\$280.37	'00035	107.3053	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-031	6051 N GATEHOUSE DR SE	9/12/2025	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$327,000	56.87	\$653,954	114%	\$ 115,000.00	\$101,444	\$473,556	\$506,890	0.934	2,393	\$240.28	'00035	93.4238	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-034	3134 E GATEHOUSE DR SE	6/7/2024	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$259,400	74.33	\$518,790	149%	\$ 69,800.00	\$100,000	\$249,000	\$384,211	0.648	1,759	\$198.41	'00035	64.8081	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-037	3144 E GATEHOUSE DR SE	7/29/2025	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$257,300	69.92	\$514,639	140%	\$ 73,600.00	\$102,372	\$265,628	\$378,227	0.702	1,774	\$207.44	'00035	70.2298	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-038	3146 E GATEHOUSE DR SE	7/25/2024	\$447,500	WD	03-ARM'S LENGTH	\$447,500	\$275,700	61.61	\$551,436	123%	\$ 89,500.00	\$100,710	\$346,790	\$413,510	0.839	1,768	\$253.11	'00035	83.8650	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-039	3148 E GATEHOUSE DR SE	3/20/2025	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$270,400	57.53	\$540,789	115%	\$ 94,000.00	\$101,426	\$368,574	\$403,085	0.914	1,780	\$264.04	'00035	91.4383	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-045	3160 E GATEHOUSE DR SE	5/28/2024	\$424,500	WD	03-ARM'S LENGTH	\$424,500	\$265,300	62.50	\$530,516	125%	\$ 84,900.00	\$107,976	\$316,524	\$387,651	0.817	1,768	\$240.10	'00035	81.6518	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-053	6190 S GATEHOUSE DR SE	7/31/2024	\$468,150	WD	03-ARM'S LENGTH	\$468,150	\$291,500	62.27	\$583,057	125%	\$ 93,630.00	\$101,183	\$366,967	\$442,086	0.830	2,048	\$228.59	'00035	83.0081	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-056	6047 N GATEHOUSE DR SE	12/13/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$316,500	63.30	\$633,038	127%	\$ 100,000.00	\$100,758	\$399,242	\$488,330	0.818	2,514	\$198.89	'00035	81.7566	RANCH	\$100,000	GATEHOUSE CONDOS	407	
41-19-17-260-059	6182 S GATEHOUSE DR SE	12/21/2023	\$684,950	WD	03-ARM'S LENGTH	\$684,950	\$484,100	70.68	\$968,190	141%	\$ 136,990.00	\$106,971	\$577,979	\$790,109	0.732	3,821	\$179.26	'00035	73.1518	RANCH	\$100,000	GATEHOUSE CONDOS	407	
Totals:			\$6,467,100			\$6,467,100	\$3,830,000		\$7,660,072	Average ==>	\$99,494		\$5,142,028	\$5,811,926			\$230.99		1.0973					
								Sale. Ratio =>	59.22					E.C.F. =>	0.885	Std. Deviation=>		0.209084479						
								Std. Dev. =>	9.39					Ave. E.C.F. =>	0.896	Ave. Variance=>		89.5711	Coefficient of Var=>		100			

Use ==> \$100,000 per site

2026 LAND VALUE ANALYSIS
040 PARK PLACE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class
41-19-06-454-007	5297 TUSCAN CREST DR SE	11/25/2024	\$629,900	WD	03-ARM'S LENGTH	\$629,900	\$308,800	49.02	\$617,505	\$107,395	\$95,000	0.33	0.33	\$325,439	\$7.47	'00040	PARK PLACE CONDO	407
Totals:			\$629,900			\$629,900	\$308,800		\$617,505	\$107,395	\$95,000	0.33	0.33					
							Sale. Ratio =>	49.02			Average	Average	Average					
							Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	325,439.39	per SqFt=>	\$7.47			

Land TCV	Buildings TCV	TCV	20%	Property Address
95000	487746	582746	116,549	5241 TUSCAN CREST DR SE
95000	525986	620986	124,197	5297 TUSCAN CREST DR SE
95000	580531	675531	135,106	5220 TUSCAN CREST DR SE
95000	580709	675709	135,142	5253 TUSCAN CREST DR SE
95000	603370	698370	139,674	5269 TUSCAN CREST DR SE
95000	614832	709832	141,966	5305 TUSCAN CREST DR SE
95000	636917	731917	146,383	5281 TUSCAN CREST DR SE
95000	725885	820885	164,177	5233 TUSCAN CREST DR SE
		Average==>	137,899	

USE ==> 135,000 per site

2026 LAND VALUE ANALYSIS BY TCV

044 TIMBER TRAILS RATE TABLES, 005 GLADYS RATE TABLE, 047 WEST LOCUST RATE TABLE

Parcel Number	Buildings TCV	Land TCV	TCV	20%	Land Table	Property Address	ECF Table	Current Class	Land Table	Property Street Name	
Winsfield Standard Lots											
41-19-03-102-001	1,049,739.00	180,000.00	1,229,739	245,948	Winsfield	7370 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
41-19-03-102-002	1,119,643.00	180,000.00	1,299,643	259,929	Winsfield	7348 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
41-19-03-102-003	839,020.00	180,000.00	1,019,020	203,804	Winsfield	7351 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
41-19-03-102-004	945,730.00	180,000.00	1,125,730	225,146	Winsfield	7365 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
				233,700							
Winsfield Extra Depth /Size											
41-19-03-102-017	1,398,872.00	198,000.00	1,596,872	319,374	Winsfield	7373 WINSFIELD LN SE	00079	401	00044	WINSFIELD LN SE	
41-19-03-102-018	858,028.00	198,000.00	1,056,028	211,206	Winsfield	7387 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
41-19-03-102-019	985,517.00	198,000.00	1,183,517	236,703	Winsfield	7425 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
41-19-03-102-020	1,534,993.00	198,000.00	1,732,993	346,599	Winsfield	7457 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
41-19-03-102-021	1,144,571.00	198,000.00	1,342,571	268,514	Winsfield	7485 WINSFIELD LN SE	00044	401	00044	WINSFIELD LN SE	
41-19-03-102-022	2,995,933.00	180,000.00	3,175,933	635,187	Winsfield	7420 WINSFIELD LN SE	00079	401	00044	WINSFIELD LN SE	
41-19-03-102-023	1,345,028.00	180,000.00	1,525,028	305,006	Winsfield	7450 WINSFIELD LN SE	00079	401	00044	WINSFIELD LN SE	
				230,000	Winsfield Rate Table Use ==> for Standard Lot						
41-19-03-103-001	676,652.00	150,000.00	826,652	165,330	Briar Site Cndo	7257 BRIARCLIFF CT SE	00044	401	00044	BRIARCLIFF CT SE	
41-19-03-103-002	532,026.00	150,000.00	682,026	136,405	Briar Site Cndo	7269 BRIARCLIFF CT SE	00044	401	00044	BRIARCLIFF CT SE	
41-19-03-103-003	16,748.00	150,000.00	166,748	33,350	Briar Site Cndo	7272 BRIARCLIFF CT SE	00044	Outliar	401	00044	BRIARCLIFF CT SE
41-19-03-103-004	387,922.00	150,000.00	537,922	107,584	Briar Site Cndo	7260 BRIARCLIFF CT SE	00044	401	00044	BRIARCLIFF CT SE	
41-19-03-103-006	638,016.00	150,000.00	788,016	157,603	Briar Site Cndo	1369 BRIARCLIFF DR SE	00044	401	00044	BRIARCLIFF DR SE	
				Average ==>	141,731						
				140,000	Briar Site Condo Use ==> for Site Value						

2026 LAND VALUE ANALYSIS BY TCV

044 TIMBER TRAILS RATE TABLES, 005 GLADYS RATE TABLE, 047 WEST LOCUST RATE TABLE

Parcel Number	Buildings TCV	Land TCV	TCV	20%	Land Table	Property Address	ECF Table	Current Class	Land Table	Property Street Name
41-19-03-105-001	737,777.00	84,960.00	822,737	164,547	Storeybk Gladys	7222 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-002	752,484.00	94,400.00	846,884	169,377	Storeybk Gladys	7230 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-003	613,374.00	94,400.00	707,774	141,555	Storeybk Gladys	7238 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-004	708,557.00	94,400.00	802,957	160,591	Storeybk Gladys	7246 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-005	729,175.00	94,400.00	823,575	164,715	Storeybk Gladys	7254 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-006	574,831.00	94,400.00	669,231	133,846	Storeybk Gladys	7262 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-007	839,191.00	94,400.00	933,591	186,718	Storeybk Gladys	7270 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-008	796,753.00	94,400.00	891,153	178,231	Storeybk Gladys	7278 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-009	933,327.00	94,400.00	1,027,727	205,545	Storeybk Gladys	7286 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-010	753,474.00	94,400.00	847,874	169,575	Storeybk Gladys	7294 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-011	929,670.00	94,400.00	1,024,070	204,814	Storeybk Gladys	7302 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-012	837,264.00	94,400.00	931,664	186,333	Storeybk Gladys	7310 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
41-19-03-105-013	682,388.00	94,400.00	776,788	155,358	Storeybk Gladys	7318 STOREYBOOK LANE SE	00044	401	00044	STOREYBOOK LANE SE
			Average ==> 854,000	164,600	<== Average					
			Storeybook Use ==>	164,000	for Site Value					

Note: Changed name of rate table to Storeybook. Gladys moved to Neigh 005 and given its own rate table.

41-19-04-226-005	300,572.00	94,400.00	394,972	78,994	StoreyBk Gladys	7123 GLADYS DR SE	00044	Moved to ECF 005	401	00044	GLADYS DR SE
41-19-04-226-006	317,002.00	94,400.00	411,402	82,280	StoreyBk Gladys	7135 GLADYS DR SE	00044	Moved to ECF 005	401	00044	GLADYS DR SE
41-19-04-226-007	270,552.00	94,400.00	364,952	72,990	StoreyBk Gladys	7147 GLADYS DR SE	00044	Moved to ECF 005	401	00044	GLADYS DR SE
41-19-04-226-008	340,641.00	94,400.00	435,041	87,008	StoreyBk Gladys	1235 THORNAPPLE RIV DR SE	00044	Moved to ECF 005	401	00044	THORNAPPLE RIV DR SE
41-19-04-226-009	216,021.00	94,400.00	310,421	62,084	StoreyBk Gladys	1253 THORNAPPLE RIV DR SE	00044	Moved to ECF 005	401	00044	THORNAPPLE RIV DR SE
41-19-04-226-010	850,136.00	94,400.00	944,536	188,907	StoreyBk Gladys	7185 GLADYS DR SE	00044	Moved to ECF 005	401	00044	GLADYS DR SE
41-19-04-226-016	314,490.00	94,400.00	408,890	81,778	StoreyBk Gladys	7160 GLADYS DR SE	00044	Moved to ECF 005	401	00044	GLADYS DR SE
41-19-04-226-022	537,211.00	94,400.00	631,611	126,322	StoreyBk Gladys	1221 THORNAPPLE RIV DR SE	00044	Moved to ECF 005	401	00044	THORNAPPLE RIV DR SE
41-19-04-226-025	439,479.00	94,400.00	533,879	106,776	StoreyBk Gladys	1215 THORNAPPLE RIV DR SE	00044	Moved to ECF 005	401	00044	THORNAPPLE RIV DR SE
			492,000	98,500							
			Gladys Use ==>	98,500	for Site Value						

2026 LAND VALUE ANALYSIS BY TCV

044 TIMBER TRAILS RATE TABLES, 005 GLADYS RATE TABLE, 047 WEST LOCUST RATE TABLE

Parcel Number	Buildings TCV	Land TCV	TCV	20%	Land Table	Property Address	ECF Table	Current Class	Land Table	Property Street Name
41-19-03-214-001	0.00	200,000.00	200,000	40,000	Bridle Trail	1212 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-002	0.00	200,000.00	200,000	40,000	Bridle Trail	1224 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-003	1,199,978.00	200,000.00	1,399,978	279,996	Bridle Trail	1236 BRIDLE CT SE	00044	401	00044	BRIDLE CT SE
41-19-03-214-004	0.00	200,000.00	200,000	40,000	Bridle Trail	1248 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-005	0.00	200,000.00	200,000	40,000	Bridle Trail	1260 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-006	1,162,372.00	200,000.00	1,362,372	272,474	Bridle Trail	1272 BRIDLE CT SE	00044	401	00044	BRIDLE CT SE
41-19-03-214-007	307,660.00	200,000.00	507,660	101,532	Bridle Trail	1284 BRIDLE CT SE	00044	401	00044	BRIDLE CT SE
41-19-03-214-008	0.00	200,000.00	200,000	40,000	Bridle Trail	1296 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-009	0.00	200,000.00	200,000	40,000	Bridle Trail	1330 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-010	0.00	200,000.00	200,000	40,000	Bridle Trail	1323 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-011	0.00	200,000.00	200,000	40,000	Bridle Trail	1311 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-012	1,117,414.00	200,000.00	1,317,414	263,483	Bridle Trail	1299 BRIDLE CT SE	00044	401	00044	BRIDLE CT SE
41-19-03-214-013	0.00	200,000.00	200,000	40,000	Bridle Trail	1287 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-014	0.00	200,000.00	200,000	40,000	Bridle Trail	1269 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-015	1,092,613.00	200,000.00	1,292,613	258,523	Bridle Trail	1257 BRIDLE CT SE	00044	401	00044	BRIDLE CT SE
41-19-03-214-016	0.00	200,000.00	200,000	40,000	Bridle Trail	1245 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-017	0.00	200,000.00	200,000	40,000	Bridle Trail	1233 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-018	0.00	200,000.00	200,000	40,000	Bridle Trail	1221 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
41-19-03-214-019	0.00	200,000.00	200,000	40,000	Bridle Trail	1209 BRIDLE CT SE	00044	402	00044	BRIDLE CT SE
Average of developed parcels				268,619						
Bridle Trail Use ==>				268,000	for Site Value					

2026 LAND VALUE ANALYSIS BY TCV

044 TIMBER TRAILS RATE TABLES, 005 GLADYS RATE TABLE, 047 WEST LOCUST RATE TABLE

Parcel Number	Buildings TCV	Land TCV	TCV	20%	Land Table	Property Address	ECF Table	Current Class	Land Table	Property Street Name
41-19-03-452-001	730,388.00	161,300.00	891,688	178,338	Tim Can Condo	7828 TIMBER CANYON DR SE	00044	401	00044	TIMBER CANYON DR SE
41-19-03-452-002	696,914.00	161,300.00	858,214	171,643	Tim Can Condo	7800 TIMBER CANYON DR SE	00044	401	00044	TIMBER CANYON DR SE
41-19-03-452-003	543,803.00	161,300.00	705,103	141,021	Tim Can Condo	7778 TIMBER CANYON DR SE	00044	401	00044	TIMBER CANYON DR SE
41-19-03-452-004	689,819.00	161,300.00	851,119	170,224	Tim Can Condo	1860 TIMBER RIDGE DR SE	00044	401	00044	TIMBER RIDGE DR SE
41-19-03-452-005	590,875.00	161,300.00	752,175	150,435	Tim Can Condo	1900 TIMBER RIDGE DR SE	00044	401	00044	TIMBER RIDGE DR SE
41-19-03-452-006	1,042,070.00	161,300.00	1,203,370	240,674	Tim Can Condo	7811 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-007	686,412.00	161,300.00	847,712	169,542	Tim Can Condo	7867 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-008	910,921.00	161,300.00	1,072,221	214,444	Tim Can Condo	7885 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-009	677,904.00	161,300.00	839,204	167,841	Tim Can Condo	7889 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-010	767,942.00	161,300.00	929,242	185,848	Tim Can Condo	7886 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-011	677,699.00	161,300.00	838,999	167,800	Tim Can Condo	7870 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-012	802,783.00	201,625.00	1,004,408	200,882	Tim Can Condo	7856 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-013	783,328.00	161,300.00	944,628	188,926	Tim Can Condo	7830 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
41-19-03-452-014	678,165.00	161,300.00	839,465	167,893	Tim Can Condo	7808 CANYON RIDGE CT SE	00044	401	00044	CANYON RIDGE CT SE
			Avg	179,679						
			Avg <1M	169,000						
			Timber Can Condo Use ==>	170,000		for Site Value				

West Locust Move to Land Table 47

41-19-13-100-051	1,660,885.00	177,345.00	1,838,230	367,646	W Locust	3060 WEST LOCUST LN SE	00047	A10 NON RIVER?	401	00047	WEST LOCUST LN SE
41-19-13-100-053	1,379,172.00	151,720.00	1,530,892	306,178	W Locust	3041 WEST LOCUST LN SE	00047	A NON RIVER?	401	00047	WEST LOCUST LN SE
41-19-13-100-054	1,576,504.00	166,840.00	1,743,344	348,669	W Locust	3055 WEST LOCUST LN SE	00047		401	00047	WEST LOCUST LN SE
41-19-13-100-056	1,187,705.00	302,388.00	1,490,093	298,019	W Locust	2985 WEST LOCUST LN SE	00047	REVIEW LAND VALUATIONS	401	00047	WEST LOCUST LN SE
41-19-13-100-057	556,109.00	190,775.00	746,884	149,377	W Locust	2999 WEST LOCUST LN SE	00047	old house	401	00047	WEST LOCUST LN SE
41-19-13-100-061	0.00	188,010.00	188,010	37,602	W Locust	3013 WEST LOCUST LN SE	00047	land purch 275K	401	00047	WEST LOCUST LN SE
41-19-13-100-062	1,132,003.00	191,960.00	1,323,963	264,793	W Locust	3046 WEST LOCUST LN SE	00047	purchased 2.2M	401	00047	WEST LOCUST LN SE
			Avg	253							
			Avg w/o old house	317							
			2024 purchase	275	on water						
			West Locust Use ==>	275,000		for Site Value					

2026 LAND VALUE ANALYSIS BY TCV

044 TIMBER TRAILS RATE TABLES, 005 GLADYS RATE TABLE, 047 WEST LOCUST RATE TABLE

Parcel Number	Buildings TCV	Land TCV	TCV	20%	Land Table	Property Address	ECF Table	Current Class	Land Table	Property Street Name
41-19-02-150-003	491,741.00	115,000.00	606741	121,348	28/Bolt PVT Dr	1410 WINDY RIDGE DR SE	00047	401	00047	WINDY RIDGE DR SE
41-19-02-150-004	488,646.00	115,000.00	603646	120,729	28/Bolt PVT Dr	1420 WINDY RIDGE DR SE	00047	401	00047	WINDY RIDGE DR SE
41-19-03-476-022	404,923.00	115,000.00	519923	103,985	28/Bolt PVT Dr	7900 HEATHER KNOLL SE	00047	401	00047	HEATHER KNOLL SE
41-19-03-476-023	526,597.00	115,000.00	641597	128,319	28/Bolt PVT Dr	7944 HEATHER KNOLL SE	00047	401	00047	HEATHER KNOLL SE
41-19-03-476-024	497,062.00	115,000.00	612062	122,412	28/Bolt PVT Dr	7978 HEATHER KNOLL SE	00047	401	00047	HEATHER KNOLL SE
41-19-03-476-025	565,847.00	115,000.00	680847	136,169	28/Bolt PVT Dr	8000 HEATHER KNOLL SE	00047	401	00047	HEATHER KNOLL SE
41-19-03-480-002	458,698.00	115,000.00	573698	114,740	28/Bolt PVT Dr	7903 SABLE VALLEY CT SE	00047	401	00047	SABLE VALLEY CT SE
41-19-03-480-003	588,832.00	115,000.00	703832	140,766	28/Bolt PVT Dr	7925 SABLE VALLEY CT SE	00047	401	00047	SABLE VALLEY CT SE
41-19-03-480-004	494,573.00	115,000.00	609573	121,915	28/Bolt PVT Dr	7957 SABLE VALLEY CT SE	00047	401	00047	SABLE VALLEY CT SE
41-19-03-480-005	549,783.00	115,000.00	664783	132,957	28/Bolt PVT Dr	7979 SABLE VALLEY CT SE	00047	401	00047	SABLE VALLEY CT SE
41-19-03-480-006	524,597.00	115,000.00	639597	127,919	28/Bolt PVT Dr	7995 SABLE VALLEY CT SE	00047	401	00047	SABLE VALLEY CT SE
41-19-03-480-007	449,563.00	115,000.00	564563	112,913	28/Bolt PVT Dr	7990 SABLE VALLEY CT SE	00047	401	00047	SABLE VALLEY CT SE
				28/Bolt PVT Dr Use ==>	120,000	Per Site				

41-19-14-100-002	175,027.00	115,000.00	290027	58,005	28/Bolt MIN AC	2868 BUTTRICK AVE SE	00047	401	00047	BUTTRICK AVE SE
41-19-14-100-003	211,653.00	115,000.00	326653	65,331	28/Bolt MIN AC	2900 BUTTRICK AVE SE	00047	401	00047	BUTTRICK AVE SE
41-19-14-100-004	173,606.00	115,000.00	288606	57,721	28/Bolt MIN AC	2940 BUTTRICK AVE SE	00047	401	00047	BUTTRICK AVE SE
41-19-15-226-008	255,325.00	115,000.00	370325	74,065	28/Bolt MIN AC	7855 30TH ST SE	00047	401	00047	30TH ST SE
41-19-15-226-009	379,289.00	115,000.00	494289	98,858	28/Bolt MIN AC	7865 30TH ST SE	00047	401	00047	30TH ST SE
				28/Bolt MIN AC ==>	115,000	No Change				

2026 LAND VALUE ANALYSIS

050 WHITNEYVILLE/I96

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class	
41-19-23-400-014	4210 CHERRY LN SE	11/30/2023	\$415,000	03-ARM'S LENGTH	\$415,000	\$179,800	43.33	\$359,655	\$145,345	\$90,000	0.92	0.92	\$157,984	\$3.63	'00050	WHITNEYVILLE/I96	401	
41-19-26-151-010	4615 WHITNEYVILLE AVE SE	12/4/2024	\$635,000	03-ARM'S LENGTH	\$635,000	\$287,100	45.21	\$574,144	\$141,856	\$81,000	1.00	1.00	\$141,856	\$3.26	'00050	WHITNEYVILLE/I96	401	
41-19-34-201-024	7792 KIRKWOOD TRL SE	10/29/2024	\$1,150,000	03-ARM'S LENGTH	\$1,150,000	\$545,800	47.46	\$1,091,595	\$218,405	\$160,000	1.12	1.12	\$195,004	\$4.48	'00085	WHITNEYVILLE/I96	401	
41-19-26-452-004	5086 HICKORY POINTE WOODS SE	3/14/2025	\$179,900	03-ARM'S LENGTH	\$179,900	\$75,000	41.69	\$150,000	\$179,900	\$150,000	1.15	1.15	\$156,435	\$3.59	'00052	WHITNEYVILLE/I96	402	
41-19-26-452-001	5186 HICKORY POINTE WOODS SE	9/5/2023	\$141,900	03-ARM'S LENGTH	\$141,900	\$75,000	52.85	\$150,000	\$141,900	\$150,000	1.19	1.19	\$119,244	\$2.74	'00052	WHITNEYVILLE/I96	402	
41-19-26-452-001	5186 HICKORY POINTE WOODS SE	9/26/2024	\$159,000	03-ARM'S LENGTH	\$159,000	\$75,000	47.17	\$150,000	\$159,000	\$150,000	1.19	1.19	\$133,613	\$3.07	'00052	WHITNEYVILLE/I96	402	
41-19-34-201-015	7943 KIRKWOOD TRL SE	12/9/2025	\$1,060,000	03-ARM'S LENGTH	\$1,060,000	\$542,800	51.21	\$1,085,608	\$134,392	\$160,000	1.20	0.00	\$112,274	\$2.58	'00085	WHITNEYVILLE/I96	401	
41-19-26-127-005	8330 45TH ST SE	10/3/2025	\$500,000	03-ARM'S LENGTH	\$500,000	\$177,700	35.54	\$355,371	\$252,429	\$107,800	1.26	1.26	\$200,340	\$4.60	'00050	WHITNEYVILLE/I96	401	
41-19-26-127-009	8306 45TH ST SE	5/21/2025	\$425,000	31-SPLIT IMPROVED	\$425,000	\$140,000	32.94	\$214,981	\$210,019	\$0	1.33	1.33	\$157,909	\$3.63	'00050	WHITNEYVILLE/I96	401	
41-19-26-153-008	4700 WHITNEYVILLE AVE SE	10/24/2025	\$394,900	03-ARM'S LENGTH	\$394,900	\$158,000	40.01	\$316,096	\$178,804	\$100,000	1.54	1.54	\$116,106	\$2.67	'00050	WHITNEYVILLE/I96	401	
41-19-26-126-013	8300 CASCADE RD SE	10/22/2024	\$400,000	03-ARM'S LENGTH	\$400,000	\$186,800	46.70	\$373,571	\$152,829	\$126,400	1.88	1.88	\$81,292	\$1.87	'00050	WHITNEYVILLE/I96	401	
41-19-27-452-001	7750 SANDY HOLLOW DR SE	4/14/2025	\$780,000	03-ARM'S LENGTH	\$780,000	\$287,600	36.87	\$575,257	\$313,343	\$108,600	2.18	2.18	\$143,735	\$3.30	'00050	WHITNEYVILLE/I96	401	
41-19-35-226-007	8730 52ND ST SE	6/26/2025	\$585,000	03-ARM'S LENGTH	\$585,000	\$254,600	43.52	\$509,222	\$225,258	\$149,480	2.58	2.58	\$87,309	\$2.00	'00050	WHITNEYVILLE/I96	401	
41-19-23-300-051	4333 CHERRY LN SE	5/17/2023	\$603,000	03-ARM'S LENGTH	\$603,000	\$311,900	51.72	\$623,796	\$132,604	\$153,400	2.65	2.65	\$50,039	\$1.15	'00050	WHITNEYVILLE/I96	401	
41-19-35-100-029	5588 BUTTRICK AVE SE	11/28/2023	\$310,000	03-ARM'S LENGTH	\$310,000	\$194,100	62.61	\$388,171	\$82,509	\$160,680	2.91	2.91	\$28,354	\$0.65	'00050	WHITNEYVILLE/I96	401	
41-19-35-100-029	5588 BUTTRICK AVE SE	6/10/2024	\$465,000	03-ARM'S LENGTH	\$465,000	\$194,100	41.74	\$388,171	\$237,509	\$160,680	2.91	2.91	\$81,618	\$1.87	'00050	WHITNEYVILLE/I96	401	
41-19-35-426-004	5666 WHITNEYVILLE AVE SE	3/20/2025	\$550,000	03-ARM'S LENGTH	\$550,000	\$262,400	47.71	\$524,836	\$199,744	\$174,580	3.04	3.04	\$65,705	\$1.51	'00050	WHITNEYVILLE/I96	401	
41-19-26-400-037	8441 52ND ST SE	4/6/2023	\$352,000	03-ARM'S LENGTH	\$352,000	\$166,400	47.27	\$332,732	\$196,654	\$177,386	3.61	3.61	\$54,475	\$1.25	'00050	WHITNEYVILLE/I96	401	
41-19-35-426-002	5650 WHITNEYVILLE AVE SE	10/13/2023	\$520,000	03-ARM'S LENGTH	\$520,000	\$327,400	62.96	\$654,871	\$92,129	\$227,000	4.58	4.58	\$20,116	\$0.46	'00050	WHITNEYVILLE/I96	401	
41-19-26-127-003	8306 45TH ST SE	2/25/2025	\$435,000	03-ARM'S LENGTH	\$435,000	\$221,100	50.83	\$442,231	\$220,019	\$227,250	4.59	4.59	\$47,934	\$1.10	'00050	WHITNEYVILLE/I96	001	
41-19-26-127-009	8306 45TH ST SE	2/25/2025	\$435,000	03-ARM'S LENGTH	\$435,000	\$221,100	50.83	\$442,231	\$220,019	\$227,250	4.59	1.33	\$47,934	\$1.10	'00050	WHITNEYVILLE/I96	401	
41-19-25-100-027	8866 CASCADE RD SE	11/14/2025	\$624,900	03-ARM'S LENGTH	\$624,900	\$336,800	53.90	\$673,688	\$180,212	\$229,000	4.66	4.66	\$38,672	\$0.89	'00050	WHITNEYVILLE/I96	401	
41-19-35-401-004	5640 WHITNEYVILLE AVE SE	2/5/2024	\$580,000	03-ARM'S LENGTH	\$580,000	\$280,000	48.28	\$559,901	\$261,224	\$241,125	5.10	5.10	\$51,220	\$1.18	'00050	WHITNEYVILLE/I96	401	
41-19-35-226-002	8608 52ND ST SE	9/19/2025	\$800,000	03-ARM'S LENGTH	\$800,000	\$336,700	42.09	\$673,308	\$349,577	\$222,885	5.28	5.28	\$66,208	\$1.52	'00050	WHITNEYVILLE/I96	401	
41-19-26-300-045	8289 52ND ST SE	10/30/2025	\$309,000	03-ARM'S LENGTH	\$309,000	\$154,300	49.94	\$308,550	\$309,000	\$308,550	6.96	6.96	\$44,397	\$1.02	'00050	WHITNEYVILLE/I96	402	
41-19-35-251-004	5540 WHITNEYVILLE AVE SE	8/23/2024	\$415,000	03-ARM'S LENGTH	\$415,000	\$309,100	74.48	\$618,108	\$227,892	\$431,000	10.30	10.30	\$22,125	\$0.51	'00050	WHITNEYVILLE/I96	401	
Totals:			\$13,224,600		\$13,224,600	\$6,300,600		\$12,536,094	\$5,162,572	\$4,474,066	79.72	75.25						
							Sale. Ratio =>	47.64	Average		Average	Average						
							Std. Dev. =>	8.89	per FF=>		per Net Acre=>	64,761.24	per SqFt=>		\$1.49			

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class		
41-19-23-400-014	4210 CHERRY LN SE	11/30/2023	\$415,000	03-ARM'S LENGTH	\$415,000	\$179,800	43.33	\$359,655	\$145,345	\$90,000	0.92	0.92	\$157,984	\$3.63	'00050	WHITNEYVILLE/I96	401		
41-19-26-151-010	4615 WHITNEYVILLE AVE SE	12/4/2024	\$635,000	03-ARM'S LENGTH	\$635,000	\$287,100	45.21	\$574,144	\$141,856	\$81,000	1.00	1.00	\$141,856	\$3.26	'00050	WHITNEYVILLE/I96	401		
41-19-34-201-024	7792 KIRKWOOD TRL SE	10/29/2024	\$1,150,000	03-ARM'S LENGTH	\$1,150,000	\$545,800	47.46	\$1,091,595	\$218,405	\$160,000	1.12	1.12	\$195,004	\$4.48	'00085	WHITNEYVILLE/I96	401		
41-19-26-452-004	5086 HICKORY POINTE WOODS SE	3/14/2025	\$179,900	03-ARM'S LENGTH	\$179,900	\$75,000	41.69	\$150,000	\$179,900	\$150,000	1.15	1.15	\$156,435	\$3.59	'00052	WHITNEYVILLE/I96	402		
41-19-26-452-001	5186 HICKORY POINTE WOODS SE	9/5/2023	\$141,900	03-ARM'S LENGTH	\$141,900	\$75,000	52.85	\$150,000	\$141,900	\$150,000	1.19	1.19	\$119,244	\$2.74	'00052	WHITNEYVILLE/I96	402		
41-19-26-452-001	5186 HICKORY POINTE WOODS SE	9/26/2024	\$159,000	03-ARM'S LENGTH	\$159,000	\$75,000	47.17	\$150,000	\$159,000	\$150,000	1.19	1.19	\$133,613	\$3.07	'00052	WHITNEYVILLE/I96	402		
41-19-34-201-015	7943 KIRKWOOD TRL SE	12/9/2025	\$1,060,000	03-ARM'S LENGTH	\$1,060,000	\$542,800	51.21	\$1,085,608	\$134,392	\$160,000	1.20	0.00	\$112,274	\$2.58	'00085	WHITNEYVILLE/I96	401		
													one acre==>	\$145,201					

41-19-26-127-005	8330 45TH ST SE	10/3/2025	\$500,000	03-ARM'S LENGTH	\$500,000	\$177,700	35.54	\$355,371	\$252,429	\$107,800	1.26	1.26	\$200,340	\$4.60	'00050	WHITNEYVILLE/I96	401
41-19-26-127-009	8306 45TH ST SE	5/21/2025	\$425,000	31-SPLIT IMPROVED	\$425,000	\$140,000	32.94	\$214,981	\$210,019	\$0	1.33	1.33	\$157,909	\$3.63	'00050	WHITNEYVILLE/I96	401
41-19-26-153-008	4700 WHITNEYVILLE AVE SE	10/24/2025	\$394,900	03-ARM'S LENGTH	\$394,900	\$158,000	40.01	\$316,096	\$178,804	\$100,000	1.54	1.54	\$116,106	\$2.67	'00050	WHITNEYVILLE/I96	401
41-19-26-126-013	8300 CASCADE RD SE	10/22/2024	\$400,000	03-ARM'S LENGTH	\$400,000	\$186,800	46.70	\$373,571	\$152,829	\$126,400	1.88	1.88	\$81,292	\$1.87	'00050	WHITNEYVILLE/I96	401
41-19-27-452-001	7750 SANDY HOLLOW DR SE	4/14/2025	\$780,000	03-ARM'S LENGTH	\$780,000	\$287,600	36.87	\$575,257	\$313,343	\$108,600	2.18	2.18	\$143,735	\$3.30	'00050	WHITNEYVILLE/I96	401
41-19-35-226-007	8730 52ND ST SE	6/26/2025	\$585,000	03-ARM'S LENGTH	\$585,000	\$254,600	43.52	\$509,222	\$225,258	\$149,480	2.58	2.58	\$87,309	\$2.00	'00050	WHITNEYVILLE/I96	401
41-19-23-300-051	4333 CHERRY LN SE	5/17/2023	\$603,000	03-ARM'S LENGTH	\$603,000	\$311,900	51.72	\$623,796	\$132,604	\$153,400	2.65	2.65	\$50,039	\$1.15	'00050	WHITNEYVILLE/I96	401
41-19-35-100-029	5588 BUTTRICK AVE SE	6/10/2024	\$465,000	03-ARM'S LENGTH	\$465,000	\$194,100	41.74	\$388,171	\$237,509	\$160,680	2.91	2.91	\$81,618	\$1.87	'00050	WHITNEYVILLE/I96	401
41-19-35-426-004	5666 WHITNEYVILLE AVE SE	3/20/2025	\$550,000	03-ARM'S LENGTH	\$550,000	\$262,400	47.71	\$524,836	\$199,744	\$174,580	3.04	3.04	\$65,705	\$1.51	'00050	WHITNEYVILLE/I96	401
41-19-26-400-037	8441 52ND ST SE	4/6/2023	\$352,000	03-ARM'S LENGTH	\$352,000	\$166,400	47.27	\$332,732	\$196,654	\$177,386	3.61	3.61	\$54,475	\$1.25	'00050	WHITNEYVILLE/I96	401

\$103,853
two acres \$ 207,706.03
three acres \$ 311,559.05

41-19-35-426-002	5650 WHITNEYVILLE AVE SE	10/13/2023	\$520,000	03-ARM'S LENGTH	\$520,000	\$327,400	62.96	\$654,871	\$92,129	\$227,000	4.58	4.58	\$20,116	\$0.46	'00050	WHITNEYVILLE/I96	401
41-19-26-127-003	8306 45TH ST SE	2/25/2025	\$435,000	03-ARM'S LENGTH	\$435,000	\$221,100	50.83	\$442,231	\$220,019	\$227,250	4.59	4.59	\$47,934	\$1.10	'00050	WHITNEYVILLE/I96	001
41-19-26-127-009	8306 45TH ST SE	2/25/2025	\$435,000	03-ARM'S LENGTH	\$435,000	\$221,100	50.83	\$442,231	\$220,019	\$227,250	4.59	1.33	\$47,934	\$1.10	'00050	WHITNEYVILLE/I96	401
41-19-25-100-027	8866 CASCADE RD SE	11/14/2025	\$624,900	03-ARM'S LENGTH	\$624,900	\$336,800	53.90	\$673,688	\$180,212	\$229,000	4.66	4.66	\$38,672	\$0.89	'00050	WHITNEYVILLE/I96	401
41-19-35-401-004	5640 WHITNEYVILLE AVE SE	2/5/2024	\$580,000	03-ARM'S LENGTH	\$580,000	\$280,000	48.28	\$559,901	\$261,224	\$241,125	5.10	5.10	\$51,220	\$1.18	'00050	WHITNEYVILLE/I96	401
41-19-35-226-002	8608 52ND ST SE	9/19/2025	\$800,000	03-ARM'S LENGTH	\$800,000	\$336,700	42.09	\$673,308	\$349,577	\$222,885	5.28	5.28	\$66,208	\$1.52	'00050	WHITNEYVILLE/I96	401

\$45,347
\$ 226,737.17

2026 LAND VALUE ANALYSIS

52 Hickory Pointe Wds Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	% of Sale	@ 20%	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class
Land Sales																					
41-19-26-452-001	5186 HICKORY POINTE WOODS SE	9/5/2023	\$141,900	WD	03-ARM'S LENGTH	\$141,900	\$75,000	52.85	\$150,000	\$141,900	\$150,000	106%	0.0	0.0	1.19	1.19	\$119,244	\$2.74	'00052	WHITNEYVILLE/I96	402
41-19-26-452-001	5186 HICKORY POINTE WOODS SE	9/26/2024	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$75,000	47.17	\$150,000	\$159,000	\$150,000	94%	0.0	0.0	1.19	1.19	\$133,613	\$3.07	'00052	WHITNEYVILLE/I96	402
41-19-26-452-004	5086 HICKORY POINTE WOODS SE	3/14/2025	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$75,000	41.69	\$150,000	\$179,900	\$150,000	83%	0.0	0.0	1.15	1.15	\$156,435	\$3.59	'00052	WHITNEYVILLE/I96	402
Hickory Point Woods Use ==> \$180,000																					

2026 LAND VALUE ANALYSIS

52 Laurel Ridge Rate Table

Property Address	Parcel Number	Buildings TCV	Land TCV	TCV	@ 20%	ECF Table	Land Table
8410 LAUREL RIDGE SE	41-19-35-401-010	467059	70,000	537,059	107,412	00052	00052
8500 LAUREL RIDGE SE	41-19-35-401-016	547462	70,000	617,462	123,492	00052	00052
8469 LAUREL RIDGE SE	41-19-35-401-008	585373	70,000	655,373	131,075	00052	00052
8475 LAUREL RIDGE SE	41-19-35-401-009	595411	70,000	665,411	133,082	00052	00052
8456 LAUREL RIDGE SE	41-19-35-401-011	619295	70,000	689,295	137,859	00052	00052
8647 LAUREL RIDGE SE	41-19-35-450-002	623482	70,000	693,482	138,696	00052	00052
8570 LAUREL RIDGE SE	41-19-35-401-015	642549	70,000	712,549	142,510	00052	00052
8609 LAUREL RIDGE SE	41-19-35-450-001	700036	70,000	770,036	154,007	00052	00052
8717 LAUREL RIDGE SE	41-19-35-450-004	734815	70,000	804,815	160,963	00052	00052
8797 LAUREL RIDGE SE	41-19-35-450-006	738171	70,000	808,171	161,634	00052	00052
8756 LAUREL RIDGE SE	41-19-35-450-008	767069	70,000	837,069	167,414	00052	00052
8753 LAUREL RIDGE SE	41-19-35-450-005	786686	70,000	856,686	171,337	00052	00052
8790 LAUREL RIDGE SE	41-19-35-450-007	798375	70,000	868,375	173,675	00052	00052
8695 LAUREL RIDGE SE	41-19-35-450-003	873763	70,000	943,763	188,753	00052	00052
8600 LAUREL RIDGE SE	41-19-35-450-010	945253	70,000	1,015,253	203,051	00052	00052
8698 LAUREL RIDGE SE	41-19-35-450-009	1261514	70,000	1,331,514	266,303	00052	00052
Average					160,079		
Laurel Ridge Use ==>					160,000	per site	

2026 LAND VALUE ANALYSIS

52 Lilly Ridge Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	20%	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class
41-19-35-201-002	8585 LILLY RIDGE DR SE	4/3/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$289,400	50.33	\$578,872	\$71,128	\$75,000	115,000.0	0.86	0.86	\$82,707	\$1.90	'00052	CANDLEWICK/WHITNEYVILLE STATION	401
41-19-35-201-006	8641 LILLY RIDGE DR SE	5/14/2024	\$728,000	WD	03-ARM'S LENGTH	\$728,000	\$341,700	46.94	\$683,338	\$104,662	\$60,000	145,600.0	1.14	1.14	\$91,809	\$2.11	'00052	CANDLEWICK/WHITNEYVILLE STATION	401
41-19-35-201-007	8653 LILLY RIDGE DR SE	6/26/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$235,000	47.00	\$469,914	\$90,086	\$60,000	100,000.0	0.93	0.93	\$96,867	\$2.22	'00052	CANDLEWICK/WHITNEYVILLE STATION	401
41-19-35-201-008	8669 LILLY RIDGE DR SE	10/31/2024	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$233,600	44.92	\$467,226	\$112,774	\$60,000	104,000.0	0.72	0.72	\$156,631	\$3.60	'00052	CANDLEWICK/WHITNEYVILLE STATION	401
41-19-35-201-013	8600 LILLY RIDGE DR SE	7/2/2024	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$399,800	54.39	\$799,598	\$10,402	\$75,000	147,000.0	1.02	1.02	\$10,198	\$0.23	'00052	CANDLEWICK/WHITNEYVILLE STATION	401

Totals:			\$3,058,000			\$3,058,000	\$1,499,500		\$2,998,948	\$389,052	\$330,000	611,600.0	4.67	4.67					
							Sale. Ratio =>	49.04			Average		Average		Average				
							Std. Dev. =>	3.72			per FF=>	\$1	per Net Acre=>	83,308.78	per SqFt=>	\$1.91			

Property Address	Parcel Number	Buildings TCV	Land TCV	TCV	@20%	ECF Table
8641 LILLY RIDGE DR	41-19-35-201-006	617,979	60,000	677,979	135,596	00052 RR
8653 LILLY RIDGE DR	41-19-35-201-007	410,105	60,000	470,105	94,021	00052 RR
8669 LILLY RIDGE DR	41-19-35-201-008	410,652	60,000	470,652	94,130	00052 RR
8686 LILLY RIDGE DR	41-19-35-201-009	554,813	60,000	614,813	122,963	00052 RR
8668 LILLY RIDGE DR	41-19-35-201-010	546,808	60,000	606,808	121,362	00052 RR
8585 LILLY RIDGE DR	41-19-35-201-002	504,674	75,000	579,674	115,935	00052
8597 LILLY RIDGE DR	41-19-35-201-003	497,749	75,000	572,749	114,550	00052
8611 LILLY RIDGE DR	41-19-35-201-004	590,727	75,000	665,727	133,145	00052
8623 LILLY RIDGE DR	41-19-35-201-005	518,001	75,000	593,001	118,600	00052
8650 LILLY RIDGE DR	41-19-35-201-011	609,887	75,000	684,887	136,977	00052
8638 LILLY RIDGE DR	41-19-35-201-012	607,812	75,000	682,812	136,562	00052
8600 LILLY RIDGE DR	41-19-35-201-013	728,847	75,000	803,847	160,769	00052
8590 LILLY RIDGE DR	41-19-35-201-014	462,872	75,000	537,872	107,574	00052
				Average	122,476	

Sales	
Avg Non RR	131,000
Avg RR	116,000
Current Assessed	
Avg Non RR	128,000
Avg RR	113,600
Use Non RR ==>	128,000
Use RR ==>	112,640 -12%

2026 LAND VALUE ANALYSIS

52 Pickford Rate Table

Parcel Number	Property Address	Land TCV	Buildings TCV	20%	School District	Current Class	Map Number	Land Table	Property Street Name
41-19-13-251-001	2911 PICKFORD DR SE	115000	529749	128,950	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-002	2923 PICKFORD DR SE	115000	473439	117,688	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-003	2935 PICKFORD DR SE	115000	690128	161,026	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-005	2936 PICKFORD DR SE	115000	495778	122,156	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-006	2950 PICKFORD DR SE	114400	637341	150,348	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-008	3069 PICKFORD DR SE	115000	833011	189,602	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-009	3081 PICKFORD DR SE	115000	696404	162,281	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-010	3099 PICKFORD DR SE	115000	1244649	271,930	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-011	3115 PICKFORD DR SE	115000	620423	147,085	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-013	3139 PICKFORD DR SE	115000	605931	144,186	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-014	3155 PICKFORD DR SE	115000	691737	161,347	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-015	3173 PICKFORD DR SE	115000	491284	121,257	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-016	3080 PICKFORD DR SE	115000	705571	164,114	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-018	3168 PICKFORD DR SE	115000	776191	178,238	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-019	3130 PICKFORD DR SE	115000	656117	154,223	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
				158,295	Average				
Pickford Use ==>				158,000	per site				
Have land multipliers for size									
41-19-13-251-012	3127 PICKFORD DR SE	132250	1077430	241,936	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-017	3176 PICKFORD DR SE	132250	585431	143,536	41110	401	CRESTWOOD HILLS	00052	PICKFORD DR SE
41-19-13-251-021	3045 PICKFORD DR SE	140080	1040982	236,212	41110	401		00052	PICKFORD DR SE

2026 LAND VALUE ANALYSIS

52 Platinum Falls Rate Table

Parcel Number	Property Address	ECF Table	Map Number	Land Table	Land TCV	Buildings TCV	TCV	@20%
41-19-02-453-001	1780 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	688,756.00	838,756	167,751
41-19-02-453-002	1800 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	844,541.00	994,541	198,908
41-19-02-453-003	1856 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	921,299.00	1,071,299	214,260
41-19-02-453-004	1924 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	677,033.00	827,033	165,407
41-19-02-453-005	1976 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	755,142.00	905,142	181,028
41-19-02-453-006	1969 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	840,618.00	990,618	198,124
41-19-02-453-007	8580 PLATINUM FALLS CT SE	00052	PLATINUM FALLS	00052	150,000.00	1,177,963.00	1,327,963	265,593
41-19-02-453-008	8560 PLATINUM FALLS CT SE	00052	PLATINUM FALLS	00052	150,000.00	636,688.00	786,688	157,338
41-19-02-453-009	8540 PLATINUM FALLS CT SE	00052	PLATINUM FALLS	00052	150,000.00	842,248.00	992,248	198,450
41-19-02-453-010	8555 PLATINUM FALLS CT SE	00052	PLATINUM FALLS	00052	150,000.00	697,708.00	847,708	169,542
41-19-02-453-011	8575 PLATINUM FALLS CT SE	00052	PLATINUM FALLS	00052	150,000.00	757,700.00	907,700	181,540
41-19-02-453-012	1827 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	645,959.00	795,959	159,192
41-19-02-453-013	1799 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	773,371.00	923,371	184,674
41-19-02-453-014	1765 PLATINUM FALLS DR SE	00052	PLATINUM FALLS	00052	150,000.00	527,210.00	677,210	135,442
							184,089	Average
							Platinum Falls Use ==>	185,000

2026 LAND VALUE ANALYSIS
 53 Caledonia Schools Land Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class		
41-19-33-200-029	6974 KILMER DR SE	5/16/2024	\$215,000	WD	22-OUTLIER	\$215,000	\$46,900	21.81	\$93,750	\$215,000	\$93,750	5.00	5.00	\$43,000	\$0.99	'00053	CALEDONIA SCHOOLS	402		
41-19-33-200-062	6872 KILMER DR SE	7/31/2024	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$93,900	47.30	\$87,575	\$198,500	\$87,575	4.65	4.65	\$42,688	\$0.98	'00053	CALEDONIA SCHOOLS	401		
41-19-33-200-064	6964 KILMER DR SE	6/29/2023	\$243,000	WD	22-OUTLIER	\$243,000	\$34,900	14.36	\$69,749	\$243,000	\$69,749	7.38	7.38	\$32,927	\$0.76	'00053	CALEDONIA SCHOOLS	402		
41-19-33-300-040	5817 THORNAPPLE RIV DR SE	9/21/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$57,100	26.56	\$114,163	\$215,000	\$114,163	6.42	6.42	\$33,489	\$0.77	'00053	CALEDONIA SCHOOLS	402		
41-19-34-377-008	7589 TANNON TRAIL SE	4/19/2024	\$100,400	WD	03-ARM'S LENGTH	\$100,400	\$66,600	66.33	\$93,600	\$100,400	\$93,600	0.90	0.90	\$111,556	\$2.56	'00120	CALEDONIA SCHOOLS	401		
41-19-35-300-002	5651 WHITNEYVILLE AVE SE	12/13/2022	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$26,300	97.41	\$52,500	\$27,000	\$52,500	1.00	1.00	\$27,000	\$0.62	'00053	CALEDONIA SCHOOLS	402		
41-19-35-300-002	5651 WHITNEYVILLE AVE SE	12/13/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,300	52.60	\$52,500	\$50,000	\$52,500	1.00	1.00	\$50,000	\$1.15	'00053	CALEDONIA SCHOOLS	402		
Totals:			\$1,048,900			\$1,048,900	\$352,000		\$563,837	\$1,048,900	\$563,837	26.35	26.35							
								Sale. Ratio =>	33.56			Average	Average	Average						
								Std. Dev. =>	29.05			per FF=>	per Net Acre=>	39,806.45	per SqFt=>	\$0.91				

Tannon Bldg Site Use ==> 100,000
 Tannon Large Site Use ==> 120,000

2026 LAND VALUE ANALYSIS
062 HEATHMOOR CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land@20%Sale	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class	
41-19-17-426-182	3567 CHARLEVOIX DR SE	5/19/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$260,600	49.64	\$521,188	\$3,812	\$0	105,000.0	0.00	0.00	#DIV/0!	'00062	HEATHMOOR CONDOS	407	
41-19-17-426-193	6245 HEATHMOOR CT SE	6/12/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$246,600	63.23	\$493,220	(\$103,220)	\$0	78,000.0	0.00	0.00	#DIV/0!	'00062	HEATHMOOR CONDOS	407	
41-19-17-401-011	3365 CHARLEVOIX DR SE	8/22/2023	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$194,500	47.73	\$388,955	\$18,545	\$0	81,500.0	1.00	0.00	\$18,545	'00062	HEATHMOOR CONDOS	407	
41-19-17-426-204	6369 THORNHILLS CT SE	10/10/2023	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$209,100	45.21	\$418,185	\$44,315	\$0	92,500.0	0.00	0.00	#DIV/0!	'00062	HEATHMOOR CONDOS	407	
41-19-17-426-169	3496 CHARLEVOIX DR SE	10/23/2024	\$499,500	WD	03-ARM'S LENGTH	\$499,500	\$245,600	49.17	\$491,211	\$8,289	\$0	99,900.0	0.00	0.00	#DIV/0!	'00062	HEATHMOOR CONDOS	407	
41-19-17-426-167	3566 CHARLEVOIX DR SE	5/15/2025	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$250,000	42.74	\$500,013	\$84,987	\$0	117,000.0	0.00	0.00	#DIV/0!	'00062	HEATHMOOR CONDOS	407	
41-19-17-426-198	3455 CHARLEVOIX DR SE	8/15/2025	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$264,700	48.21	\$529,349	\$19,651	\$0	109,800.0	0.00	0.00	#DIV/0!	'00062	HEATHMOOR CONDOS	407	
Totals:			\$3,418,500			\$3,418,500	\$1,671,100		\$3,342,121	\$76,379	\$0	683,700.0	1.00	0.00					
								Sale. Ratio =>	48.88	Average		97,671.4	Average		Average				
								Std. Dev. =>	6.55	per FF=>			per Net Acre=>		76,379.00	per SqFt=>			

Average Thru 2 yr study 91,380

Heathermoor Condos Use ==> 92,000

2026 LAND VALUE ANALYSIS

071 STURBRIDGE

Parcel Number	Buildings TCV	Land TCV	TCV	TCV*.2	Indicated Value	Property Address	Current Class	ECF Table	School District
41-19-11-326-001	816,577	239,250	1,055,827	211,165	Ashwood East Use 250	8070 ASHWOOD DR SE	401	00071	41110
41-19-11-326-004	995,459	239,250	1,234,709	246,942		8141 ASHWOOD DR SE	401	00071	41110
41-19-11-326-005	988,451	239,250	1,227,701	245,540		8165 ASHWOOD DR SE	401	00071	41110
41-19-11-326-006	969,922	239,250	1,209,172	241,834		8189 ASHWOOD DR SE	401	00071	41110
41-19-11-326-007	1,201,747	293,625	1,495,372	299,074		8213 ASHWOOD DR SE	401	00071	41110
41-19-11-326-010	946,829	293,625	1,240,454	248,091		8200 ASHWOOD DR SE	401	00071	41110
41-19-11-326-011	892,114	239,250	1,131,364	226,273		8174 ASHWOOD DR SE	401	00071	41110
41-19-11-326-012	1,219,708	239,250	1,458,958	291,792		8150 ASHWOOD DR SE	401	00071	41110
41-19-11-326-013	1,014,533	239,250	1,253,783	250,757		8134 ASHWOOD DR SE	401	00071	41110
41-19-11-326-014	1,381,373	522,000	1,903,373	380,675		380	8228 ASHWOOD DR SE	401	00071
41-19-11-401-001	706,543	175,500	882,043	176,409	Sturbridge Use 205	2792 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-002	687,246	195,000	882,246	176,449		2780 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-003	695,600	195,000	890,600	178,120		2744 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-004	852,147	195,000	1,047,147	209,429		2600 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-005	900,500	195,000	1,095,500	219,100		2570 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-006	935,024	195,000	1,130,024	226,005		2540 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-007	1,121,608	195,000	1,316,608	263,322		2500 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-008	855,162	195,000	1,050,162	210,032		2450 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-009	726,516	195,000	921,516	184,303		2430 STURBRIDGE DR SE	401	00071	41110
41-19-11-401-010	1,080,254	217,500	1,297,754	259,551		Sturbridge Large Use 250	2439 STURBRIDGE DR SE	401	00071
41-19-11-401-011	954,895	217,500	1,172,395	234,479	2487 STURBRIDGE DR SE		401	00071	41110
41-19-11-401-012	907,955	217,500	1,125,455	225,091	2545 STURBRIDGE DR SE		401	00071	41110
41-19-11-401-013	1,330,443	217,500	1,547,943	309,589	2611 STURBRIDGE DR SE		401	00071	41110
41-19-11-401-014	804,650	217,500	1,022,150	204,430	2745 STURBRIDGE DR SE		401	00071	41110

-015

-016

small	177
Std	218
Lrg	246
XLrg	245
XX Lgg	273
x2	273

2026 LAND VALUE ANALYSIS

72 HIGH RIDGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land20%Sale	ECF Area	Land Table	Class	
41-19-07-327-153	2508 HIGHRIDGE HILLS LN SE	4/15/2022	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$243,300	44.24	\$486,657	\$63,343	\$0	110,000.0	'00072	SPAULDING/MACNIDER	407	
41-19-07-327-055	2412 HIGH RIDGE LN SE	5/26/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$183,500	53.19	\$367,039	(\$22,039)	\$0	69,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-047	2462 HIGH RIDGE LN SE	7/22/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$206,600	67.74	\$413,275	(\$108,275)	\$0	61,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-068	2542 HIGH RIDGE LN SE	9/23/2022	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$202,200	46.48	\$404,471	\$30,529	\$0	87,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-155	2516 HIGHRIDGE HILLS LN SE	10/18/2022	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$233,500	54.94	\$466,949	(\$41,949)	\$0	85,000.0	'00072	SPAULDING/MACNIDER	407	
41-19-07-327-073	2561 HIGH RIDGE LN SE	3/16/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$220,600	55.15	\$441,254	(\$41,254)	\$0	80,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-056	2490 HIGH RIDGE LN SE	5/30/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$168,200	45.46	\$336,413	\$33,587	\$0	74,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-062	2518 HIGH RIDGE LN SE	6/30/2023	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$180,300	46.71	\$360,684	\$25,316	\$0	77,200.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-047	2462 HIGH RIDGE LN SE	7/13/2023	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$206,600	56.45	\$413,275	(\$47,275)	\$0	73,200.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-032	2431 HIGH RIDGE LN SE	2/9/2024	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$191,500	50.07	\$382,978	(\$478)	\$0	76,500.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-062	2518 HIGH RIDGE LN SE	5/17/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$180,300	42.42	\$360,684	\$64,316	\$0	85,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-147	2476 HIGHRIDGE HILLS LN SE	5/31/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$246,400	54.76	\$492,858	(\$42,858)	\$0	90,000.0	'00072	SPAULDING/MACNIDER	407	
41-19-07-327-074	2549 HIGH RIDGE LN SE	10/4/2024	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$195,100	48.90	\$390,154	\$8,846	\$0	79,800.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-039	2475 HIGH RIDGE LN SE	10/11/2024	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$154,300	40.87	\$308,682	\$68,818	\$0	75,500.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-044	2474 HIGH RIDGE LN SE	10/11/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$168,800	41.68	\$337,628	\$67,372	\$0	81,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-154	2512 HIGHRIDGE HILLS LN SE	10/25/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$244,500	51.47	\$488,994	(\$13,994)	\$0	95,000.0	'00072	SPAULDING/MACNIDER	407	
41-19-07-327-072	2557 HIGH RIDGE LN SE	12/3/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$201,000	50.89	\$401,923	(\$6,923)	\$0	79,000.0	'00072	HIGH RIDGE CONDOS	407	
41-19-07-327-038	2471 HIGH RIDGE LN SE	9/29/2025	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$168,900	43.87	\$337,888	\$47,112	\$0	77,000.0	'00072	HIGH RIDGE CONDOS	407	
Totals:			\$7,276,000			\$7,276,000	\$3,595,600		\$7,191,806	\$84,194	\$0	1,455,200.0				
								Sale. Ratio =>	49.42	Average		80,844.4				
								Std. Dev. =>	6.72	per FF=>		\$0				

High Ridge Condo Use ==> 80,000 site value

2026 LAND VALUE ANALYSIS

075 WATERMARK SITE CONDOS

Parcel Number	Property Address	ECF Table	Buildings TCV	Land TCV	TCV	at 20%	Current Class	School District
41-19-06-489-027	2020 WATERMARK DR SE	00075	678,187	97,500	775,687	155,137	401	41110
41-19-06-489-026	2000 WATERMARK DR SE	00075	681,052	97,500	778,552	155,710	401	41110
41-19-06-489-082	2202 WATERMARK DR SE	00075	724,564	105,000	829,564	165,913	401	41110
41-19-06-489-081	2190 WATERMARK DR SE	00075	848,751	105,000	953,751	190,750	401	41110
41-19-06-489-103	5641 CHELAN CT SE	00075	553,094	112,500	665,594	133,119	401	41110
41-19-06-489-101	1657 WATERMARK DR SE	00075	574,412	112,500	686,912	137,382	401	41110
41-19-06-489-104	1627 WATERMARK DR SE	00075	608,286	112,500	720,786	144,157	401	41110
41-19-06-489-094	1630 WATERMARK DR SE	00075	821,949	112,500	934,449	186,890	401	41110
41-19-06-489-105	5642 SUNNYBANK CT SE	00075	984,792	112,500	1,097,292	219,458	401	41110
41-19-06-489-102	1645 WATERMARK DR SE	00075	985,574	112,500	1,098,074	219,615	401	41110
41-19-06-489-084	2016 FEATHERY DR SE	00075	611,290	120,000	731,290	146,258	401	41110
41-19-06-489-085	2018 FEATHERY DR SE	00075	1,100,554	120,000	1,220,554	244,111	401	41110
41-19-06-489-002	1648 WATERMARK DR SE	00075	720,623	127,500	848,123	169,625	401	41110
41-19-06-489-003	1664 WATERMARK DR SE	00075	721,732	127,500	849,232	169,846	401	41110
41-19-06-489-071	5390 BRASSIE CT SE	00075	784,165	127,500	911,665	182,333	401	41110
41-19-06-489-074	2110 WATERMARK DR SE	00075	794,734	127,500	922,234	184,447	401	41110
41-19-06-489-004	1678 WATERMARK DR SE	00075	803,453	127,500	930,953	186,191	401	41110
41-19-06-489-107	5654 SUNNYBANK CT SE	00075	804,830	127,500	932,330	186,466	401	41110
41-19-06-489-100	1673 WATERMARK DR SE	00075	805,473	127,500	932,973	186,595	401	41110
41-19-06-489-010	1776 WATERMARK DR SE	00075	814,840	127,500	942,340	188,468	401	41110
41-19-06-489-096	2064 WATERMARK DR SE	00075	854,354	127,500	981,854	196,371	401	41110
41-19-06-489-049	5618 MEDINA CT SE	00075	950,413	127,500	1,077,913	215,583	401	41110
41-19-06-489-011	1788 WATERMARK DR SE	00075	1,043,451	127,500	1,170,951	234,190	401	41110
41-19-06-489-095	2052 WATERMARK DR SE	00075	1,053,202	127,500	1,180,702	236,140	401	41110
41-19-06-489-041	1851 WATERMARK DR SE	00075	553,981	150,000	703,981	140,796	401	41110
41-19-06-489-064	2040 WATERMARK DR SE	00075	577,317	150,000	727,317	145,463	401	41110
41-19-06-489-034	1975 WATERMARK DR SE	00075	579,273	150,000	729,273	145,855	401	41110
41-19-06-489-089	2054 FEATHERY DR SE	00075	596,562	150,000	746,562	149,312	401	41110
41-19-06-489-087	2030 FEATHERY DR SE	00075	623,113	150,000	773,113	154,623	401	41110

41-19-06-489-043	1817 WATERMARK DR SE	00075	635,000	150,000	785,000	157,000	401	41110
41-19-06-489-006	1712 WATERMARK DR SE	00075	664,471	150,000	814,471	162,894	401	41110
41-19-06-489-038	1901 WATERMARK DR SE	00075	683,646	150,000	833,646	166,729	401	41110
41-19-06-489-044	1803 WATERMARK DR SE	00075	689,615	150,000	839,615	167,923	401	41110
41-19-06-489-046	1779 WATERMARK DR SE	00075	698,976	150,000	848,976	169,795	401	41110
41-19-06-489-088	2042 FEATHERY DR SE	00075	707,297	150,000	857,297	171,459	401	41110
41-19-06-489-042	1825 WATERMARK DR SE	00075	711,053	150,000	861,053	172,211	401	41110
41-19-06-489-036	1947 WATERMARK DR SE	00075	712,532	150,000	862,532	172,506	401	41110
41-19-06-489-090	2066 FEATHERY DR SE	00075	712,766	150,000	862,766	172,553	401	41110
41-19-06-489-037	1919 WATERMARK DR SE	00075	713,751	150,000	863,751	172,750	401	41110
41-19-06-489-007	1730 WATERMARK DR SE	00075	718,205	150,000	868,205	173,641	401	41110
41-19-06-489-045	1791 WATERMARK DR SE	00075	723,263	150,000	873,263	174,653	401	41110
41-19-06-489-029	2015 WATERMARK DR SE	00075	742,953	150,000	892,953	178,591	401	41110
41-19-06-489-092	2082 FEATHERY DR SE	00075	754,857	150,000	904,857	180,971	401	41110
41-19-06-489-086	2024 FEATHERY DR SE	00075	759,054	150,000	909,054	181,811	401	41110
41-19-06-489-108	2029 WATERMARK DR SE	00075	776,218	150,000	926,218	185,244	401	41110
41-19-06-489-014	1842 WATERMARK DR SE	00075	784,959	150,000	934,959	186,992	401	41110
41-19-06-489-047	1763 WATERMARK DR SE	00075	792,041	150,000	942,041	188,408	401	41110
41-19-06-489-099	1987 WATERMARK DR SE	00075	797,756	150,000	947,756	189,551	401	41110
41-19-06-489-009	1760 WATERMARK DR SE	00075	801,946	150,000	951,946	190,389	401	41110
41-19-06-489-091	2074 FEATHERY DR SE	00075	831,495	150,000	981,495	196,299	401	41110
41-19-06-489-039	1883 WATERMARK DR SE	00075	862,142	150,000	1,012,142	202,428	401	41110
41-19-06-489-013	1820 WATERMARK DR SE	00075	866,022	150,000	1,016,022	203,204	401	41110
41-19-06-489-032	1999 WATERMARK DR SE	00075	878,577	150,000	1,028,577	205,715	401	41110
41-19-06-489-040	1865 WATERMARK DR SE	00075	899,193	150,000	1,049,193	209,839	401	41110
41-19-06-489-073	2096 WATERMARK DR SE	00075	903,168	150,000	1,053,168	210,634	401	41110
41-19-06-489-025	5650 WATERMARK CT SE	00075	904,058	150,000	1,054,058	210,812	401	41110
41-19-06-489-098	2201 WATERMARK DR SE	00075	919,373	150,000	1,069,373	213,875	401	41110
41-19-06-489-030	2011 WATERMARK DR SE	00075	950,529	150,000	1,100,529	220,106	401	41110
41-19-06-489-031	2005 WATERMARK DR SE	00075	964,494	150,000	1,114,494	222,899	401	41110
41-19-06-489-005	1698 WATERMARK DR SE	00075	981,796	150,000	1,131,796	226,359	401	41110
41-19-06-489-080	2172 WATERMARK DR SE	00075	1,009,704	150,000	1,159,704	231,941	401	41110
41-19-06-489-028	2021 WATERMARK DR SE	00075	1,058,619	150,000	1,208,619	241,724	401	41110

41-19-06-489-079	2160 WATERMARK DR SE	00075	1,061,893	150,000	1,211,893	242,379	401	41110
41-19-06-489-035	1969 WATERMARK DR SE	00075	1,102,624	150,000	1,252,624	250,525	401	41110
41-19-06-489-015	1860 WATERMARK DR SE	00075	1,120,317	150,000	1,270,317	254,063	401	41110
41-19-06-489-012	1800 WATERMARK DR SE	00075	1,171,409	150,000	1,321,409	264,282	401	41110
41-19-06-489-008	1748 WATERMARK DR SE	00075	1,244,667	150,000	1,394,667	278,933	401	41110
41-19-06-489-097	5423 BRASSIE CT SE	00075	553,643	170,000	723,643	144,729	401	41110
41-19-06-489-019	5683 WATERMARK CT SE	00075	857,514	170,000	1,027,514	205,503	401	41110
41-19-06-489-018	5669 WATERMARK CT SE	00075	974,394	170,000	1,144,394	228,879	401	41110
41-19-06-489-050	5600 MEDINA CT SE	00075	656,838	180,000	836,838	167,368	401	41110
41-19-06-489-051	5605 MEDINA CT SE	00075	799,362	180,000	979,362	195,872	401	41110
41-19-06-489-068	5436 BRASSIE CT SE	00075	707,729	200,000	907,729	181,546	401	41110
41-19-06-489-072	2088 WATERMARK DR SE	00075	766,566	200,000	966,566	193,313	401	41110
41-19-06-489-075	2118 WATERMARK DR SE	00075	786,402	200,000	986,402	197,280	401	41110
41-19-06-489-077	2134 WATERMARK DR SE	00075	842,739	200,000	1,042,739	208,548	401	41110
41-19-06-489-070	5414 BRASSIE CT SE	00075	908,330	200,000	1,108,330	221,666	401	41110
41-19-06-489-020	5691 WATERMARK CT SE	00075	948,298	200,000	1,148,298	229,660	401	41110
41-19-06-489-076	2126 WATERMARK DR SE	00075	956,551	200,000	1,156,551	231,310	401	41110
41-19-06-489-061	5698 WATERMARK CT SE	00075	1,494,000	237,500	1,731,500	346,300	401	41110

= No Obs +/-

Std Lot, No Obs, Use 190,000
Sup Lot, No Obs, Use 210,000

2026 LAND VALUE ANALYSIS

76 Land Analysis by TCV

Parcel Number	Buildings TCV	Land TCV	TCV	at 20%	Property Address	Current Class	ECF Table	School District
41-19-06-453-001	586,546	105,000	691,546	138,309	Watermark Club 1992 TALAMORE CT SE	401	00076	41110
41-19-06-453-002	631,046	105,000	736,046	147,209	Watermark Club 1980 TALAMORE CT SE	401	00076	41110
41-19-06-453-003	602,749	105,000	707,749	141,550	Watermark Club 1972 TALAMORE CT SE	401	00076	41110
41-19-06-453-004	640,529	105,000	745,529	149,106	Watermark Club 1960 TALAMORE CT SE	401	00076	41110
41-19-06-453-005	613,271	105,000	718,271	143,654	Watermark Club 1952 TALAMORE CT SE	401	00076	41110
41-19-06-453-006	593,798	105,000	698,798	139,760	Watermark Club 1940 TALAMORE CT SE	401	00076	41110
41-19-06-453-012	618,364	105,000	723,364	144,673	Watermark Club 1945 TALAMORE CT SE	401	00076	41110
41-19-06-453-013	634,548	105,000	739,548	147,910	Watermark Club 1959 TALAMORE CT SE	401	00076	41110
41-19-06-453-014	641,251	105,000	746,251	149,250	Watermark Club 1963 TALAMORE CT SE	401	00076	41110
41-19-06-453-015	627,391	105,000	732,391	146,478	Watermark Club 1979 TALAMORE CT SE	401	00076	41110
41-19-06-453-016	618,192	105,000	723,192	144,638	Watermark Club 1985 TALAMORE CT SE	401	00076	41110
41-19-06-453-017	595,712	105,000	700,712	140,142	Watermark Club 1932 TALAMORE CT SE	401	00076	41110
41-19-06-453-018	650,383	105,000	755,383	151,077	Watermark Club 1920 TALAMORE CT SE	401	00076	41110
41-19-06-453-019	716,501	105,000	821,501	164,300	Watermark Club 1908 TALAMORE CT SE	401	00076	41110
41-19-06-453-020	729,013	105,000	834,013	166,803	Watermark Club 1892 TALAMORE CT SE	401	00076	41110
41-19-06-453-024	646,946	105,000	751,946	150,389	Watermark Club 1899 TALAMORE CT SE	401	00076	41110
41-19-06-453-025	640,973	105,000	745,973	149,195	Watermark Club 1927 TALAMORE CT SE	401	00076	41110
41-19-06-453-026	618,035	105,000	723,035	144,607	Watermark Club 1939 TALAMORE CT SE	401	00076	41110
41-19-06-453-028	624,985	105,000	729,985	145,997	Watermark Club 1991 TALAMORE CT SE	401	00076	41110
41-19-06-453-029	684,882	105,000	789,882	157,976	Watermark Club 1999 TALAMORE CT SE	401	00076	41110
41-19-06-453-030	633,978	105,000	738,978	147,796	Watermark Club 2017 TALAMORE CT SE	401	00076	41110
41-19-06-453-031	624,226	105,000	729,226	145,845	Watermark Club 2021 TALAMORE CT SE	401	00076	41110
41-19-06-453-032	720,647	73,500	794,147	158,829	Watermark Club 2025 TALAMORE CT SE	401	00076	41110
41-19-06-453-033	753,918	73,500	827,418	165,484	Watermark Club 2029 TALAMORE CT SE	401	00076	41110
41-19-06-453-034	755,863	73,500	829,363	165,873	Watermark Club 2033 TALAMORE CT SE	401	00076	41110
41-19-06-453-036	958,521	344,096	1,302,617	260,523	Watermark Club 1880 TALAMORE CT SE	401	00076	41110
41-19-06-453-037	662,554	105,000	767,554	153,511	Watermark Club 5362 TEE SEVENTEEN CT SE	401	00076	41110
41-19-06-453-038	655,689	105,000	760,689	152,138	Watermark Club 5380 TEE SEVENTEEN CT SE	401	00076	41110
41-19-07-202-023	569,264	105,000	674,264	134,853	Watermark Club 5511 ALHAMBRA DR SE	401	00076	41110
41-19-07-202-024	791,124	94,500	885,624	177,125	Watermark Club 2019 CRAFTSMAN CT SE	401	00076	41110
41-19-07-202-025	766,291	105,000	871,291	174,258	Watermark Club 2011 CRAFTSMAN CT SE	401	00076	41110

2026 LAND VALUE ANALYSIS

76 Land Analysis by TCV

Parcel Number	Buildings TCV	Land TCV	TCV	at 20%	Property Address	Current Class	ECF Table	School District
41-19-07-202-026	624,474	105,000	729,474	145,895	Watermark Club 2005 CRAFTSMAN CT SE	401	00076	41110
41-19-07-202-027	574,890	105,000	679,890	135,978	Watermark Club 2000 CRAFTSMAN CT SE	401	00076	41110
41-19-07-202-028	651,479	105,000	756,479	151,296	Watermark Club 2008 CRAFTSMAN CT SE	401	00076	41110
41-19-07-202-029	616,643	105,000	721,643	144,329	Watermark Club 2014 CRAFTSMAN CT SE	401	00076	41110
41-19-07-202-030	670,517	94,500	765,017	153,003	Watermark Club 2022 CRAFTSMAN CT SE	401	00076	41110
Watermark Club Use ==>				155,000	Site Value			

41-19-07-202-010	535,655	115,000	650,655	130,131	Wtmk Cb CRS VW 2078 STICKLEY DR SE	401	00076	41110
41-19-07-202-020	557,925	115,000	672,925	134,585	Wtmk Cb CRS VW 5526 ALHAMBRA DR SE	401	00076	41110
41-19-07-202-008	572,086	109,250	681,336	136,267	Wtmk Cb CRS VW 2062 STICKLEY DR SE	401	00076	41110
41-19-07-202-002	574,424	115,000	689,424	137,885	Wtmk Cb CRS VW 2020 STICKLEY DR SE	401	00076	41110
41-19-07-202-017	574,897	115,000	689,897	137,979	Wtmk Cb CRS VW 2075 STICKLEY DR SE	401	00076	41110
41-19-07-202-019	577,403	115,000	692,403	138,481	Wtmk Cb CRS VW 5534 ALHAMBRA DR SE	401	00076	41110
41-19-07-202-006	577,880	115,000	692,880	138,576	Wtmk Cb CRS VW 2048 STICKLEY DR SE	401	00076	41110
41-19-07-202-004	578,843	115,000	693,843	138,769	Wtmk Cb CRS VW 2034 STICKLEY DR SE	401	00076	41110
41-19-07-202-013	580,794	115,000	695,794	139,159	Wtmk Cb CRS VW 2110 STICKLEY DR SE	401	00076	41110
41-19-07-202-021	584,637	115,000	699,637	139,927	Wtmk Cb CRS VW 5520 ALHAMBRA DR SE	401	00076	41110
41-19-07-202-007	587,432	115,000	702,432	140,486	Wtmk Cb CRS VW 2056 STICKLEY DR SE	401	00076	41110
41-19-07-202-012	589,471	115,000	704,471	140,894	Wtmk Cb CRS VW 2100 STICKLEY DR SE	401	00076	41110
41-19-07-202-011	598,505	115,000	713,505	142,701	Wtmk Cb CRS VW 2090 STICKLEY DR SE	401	00076	41110
41-19-07-202-016	599,662	115,000	714,662	142,932	Wtmk Cb CRS VW 2081 STICKLEY DR SE	401	00076	41110
41-19-07-202-014	603,386	115,000	718,386	143,677	Wtmk Cb CRS VW 2105 STICKLEY DR SE	401	00076	41110
41-19-07-202-022	612,506	109,250	721,756	144,351	Wtmk Cb CRS VW 5514 ALHAMBRA DR SE	401	00076	41110
41-19-07-202-018	607,294	115,000	722,294	144,459	Wtmk Cb CRS VW 5540 ALHAMBRA DR SE	401	00076	41110
41-19-07-202-015	614,482	115,000	729,482	145,896	Wtmk Cb CRS VW 2093 STICKLEY DR SE	401	00076	41110
41-19-07-202-001	619,498	115,000	734,498	146,900	Wtmk Cb CRS VW 1970 STICKLEY DR SE	401	00076	41110
41-19-07-202-003	624,175	115,000	739,175	147,835	Wtmk Cb CRS VW 2028 STICKLEY DR SE	401	00076	41110
41-19-07-202-009	649,811	115,000	764,811	152,962	Wtmk Cb CRS VW 2070 STICKLEY DR SE	401	00076	41110
Wtmk Cb CRS VW Use ==>				155,000	Site Value			

2026 LAND VALUE ANALYSIS

76 Land Analysis by TCV

Parcel Number	Buildings TCV	Land TCV	TCV	at 20%		Property Address	Current Class	ECF Table	School District
41-19-07-227-001	325,865	70,000	395,865	79,173	Wtmk Club Multi	5363 PRAIRIE HOME DR SE	401	00076	41110
41-19-07-227-002	399,269	70,000	469,269	93,854	Wtmk Club Multi	5361 PRAIRIE HOME DR SE	401	00076	41110
41-19-07-227-003	408,803	70,000	478,803	95,761	Wtmk Club Multi	5365 PRAIRIE HOME DR SE	401	00076	41110
41-19-07-227-004	321,558	70,000	391,558	78,312	Wtmk Club Multi	5345 PRAIRIE HOME DR SE	401	00076	41110
41-19-07-227-005	397,963	70,000	467,963	93,593	Wtmk Club Multi	5343 PRAIRIE HOME DR SE	401	00076	41110
41-19-07-227-006	407,201	70,000	477,201	95,440	Wtmk Club Multi	5341 PRAIRIE HOME DR SE	401	00076	41110
				93,000	Wtmk Club Multi Use ==> Site Value				
41-19-07-227-040	481,951	70,000	551,951	110,390	Wtmk Estate HM	2032 TALAMORE CT SE	401	00076	41110
41-19-07-227-034	482,722	70,000	552,722	110,544	Wtmk Estate HM	2069 WATERMARK DR SE	401	00076	41110
41-19-07-227-036	524,265	70,000	594,265	118,853	Wtmk Estate HM	5340 PRAIRIE HOME DR SE	401	00076	41110
41-19-07-227-041	531,263	70,000	601,263	120,253	Wtmk Estate HM	2081 WATERMARK DR SE	401	00076	41110
41-19-07-227-035	541,943	70,000	611,943	122,389	Wtmk Estate HM	5360 PRAIRIE HOME DR SE	401	00076	41110
41-19-07-227-037	550,204	70,000	620,204	124,041	Wtmk Estate HM	2000 TALAMORE CT SE	401	00076	41110
				118,000	Wtmk Estate HM Use --> Site Value				
41-19-16-205-002	615,749	40,000	655,749	131,150	Summit I	2830 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-205-005	627,146	40,000	667,146	133,429	Summit I	2870 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-205-004	640,829	40,000	680,829	136,166	Summit I	2860 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-205-001	647,920	40,000	687,920	137,584	Summit I	2820 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-205-006	648,339	40,000	688,339	137,668	Summit I	2880 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-205-003	649,113	40,000	689,113	137,823	Summit I	2840 OVERLOOK SUMMIT DR SE	401	00076	41110
				137,000	Summit I Use ==> Site Value				
41-19-16-127-014	479,062	55,000	534,062	106,812	Summit II	2975 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-013	506,042	55,000	561,042	112,208	Summit II	2993 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-012	539,807	55,000	594,807	118,961	Summit II	2999 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-004	550,794	55,000	605,794	121,159	Summit II	2968 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-003	563,957	55,000	618,957	123,791	Summit II	2980 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-001	569,740	55,000	624,740	124,948	Summit II	3000 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-002	575,698	55,000	630,698	126,140	Summit II	2992 OVERLOOK SUMMIT DR SE	401	00076	41110

2026 LAND VALUE ANALYSIS

76 Land Analysis by TCV

Parcel Number	Buildings TCV	Land TCV	TCV	at 20%		Property Address	Current Class	ECF Table	School District
41-19-16-127-009	576,757	55,000	631,757	126,351	Summit II	2945 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-006	610,780	55,000	665,780	133,156	Summit II	2954 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-008	623,122	55,000	678,122	135,624	Summit II	2932 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-007	623,174	55,000	678,174	135,635	Summit II	2940 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-005	684,909	55,000	739,909	147,982	Summit II	2960 OVERLOOK SUMMIT DR SE	401	00076	41110
41-19-16-127-015	932,380	110,000	1,042,380	208,476	Summit II	2900 OVERLOOK SUMMIT DR SE	401	00076	41110
				Summit II Use ==>	125,000	Site Value			

41-19-17-283-005	619,565	35,000	654,565	130,913	Bluffs	3055 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-008	619,565	35,000	654,565	130,913	Bluffs	3042 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-009	632,324	35,000	667,324	133,465	Bluffs	3044 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-004	633,117	35,000	668,117	133,623	Bluffs	3053 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-006	633,117	35,000	668,117	133,623	Bluffs	3057 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-007	633,117	35,000	668,117	133,623	Bluffs	3040 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-002	642,992	35,000	677,992	135,598	Bluffs	3033 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-003	657,922	35,000	692,922	138,584	Bluffs	3035 WEST BLUFFS DR SE	401	00076	41110
41-19-17-283-001	658,607	35,000	693,607	138,721	Bluffs	3031 WEST BLUFFS DR SE	401	00076	41110
				Bluffs Use ==>	80,000	Site Value			

2026 LAND VALUE ANALYSIS BY SALES
076 WATERMARK CLUB/THE SUMMIT/BLUFFS

Parcel Number	Street Address		Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	%of Sale	At 20%	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Class
41-19-06-453-003	1972 TALAMORE CT SE	Watermark Club	7/18/2025	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$352,700	41.25	\$705,301	\$254,699	\$105,000	12.3%	171,000	0.00	0.00	\$2,073,978	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-005	1952 TALAMORE CT SE	Watermark Club	6/6/2024	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$357,300	44.11	\$714,574	\$200,426	\$105,000	13.0%	162,000	0.00	0.00	\$1,546,143	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-006	1940 TALAMORE CT SE	Watermark Club	6/2/2022	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$347,900	45.18	\$695,782	\$179,218	\$105,000	13.8%	154,000	0.18	0.18	\$1,314,265	\$995,656	\$22.86	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-015	1979 TALAMORE CT SE	Watermark Club	2/8/2023	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$364,600	55.24	\$729,250	\$35,750	\$105,000	15.9%	132,000	0.22	0.22	\$224,714	\$162,500	\$3.73	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-026	1939 TALAMORE CT SE	Watermark Club	2/29/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$360,400	49.71	\$720,870	\$109,130	\$105,000	14.5%	145,000	0.19	0.19	\$753,517	\$574,368	\$13.19	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-031	2021 TALAMORE CT SE	Watermark Club	12/6/2024	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$362,100	46.72	\$724,233	\$155,767	\$105,000	13.5%	155,000	0.00	0.00	\$1,149,709	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-034	2033 TALAMORE CT SE	Watermark Club	12/2/2025	\$922,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$844,623	\$412,200	48.80	\$824,441	\$93,682	\$73,500	8.7%	168,925	0.00	0.00	\$1,076,544	#DIV/0!	#DIV/0!	'00076	41-19-06-453-035	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-038	5380 TEE SEVENTEEN CT SE	Watermark Club	9/6/2023	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$380,400	45.29	\$760,874	\$184,126	\$105,000	12.5%	168,000	0.26	0.26	\$1,473,008	\$708,177	\$16.26	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-489-026	2000 WATERMARK DR SE	WATERMARK SITE CONDOS #75	9/23/2022	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$387,700	54.22	\$775,362	\$37,138	\$97,500	13.8%	143,000	0.40	0.40	\$272,345	\$92,845	\$2.13	'00075		WATERMARK SITE CONDOS	401
41-19-06-489-050	5600 MEDINA CT SE	WATERMARK SITE CONDOS #75	10/5/2023	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$416,900	37.90	\$833,782	\$446,218	\$180,000	16.4%	220,000	0.68	0.68	\$2,726,888	\$656,203	\$15.06	'00075		WATERMARK SITE CONDOS	401
41-19-06-489-068	5436 BRASSIE CT SE	WATERMARK SITE CONDOS #75	5/16/2022	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$453,400	58.50	\$906,843	\$68,157	\$200,000	25.8%	155,000	0.53	0.53	\$264,108	\$128,598	\$2.95	'00075		WATERMARK SITE CONDOS	401
41-19-06-489-092	2202 WATERMARK DR SE	WATERMARK SITE CONDOS #75	4/1/2022	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$414,600	56.79	\$829,108	\$5,992	\$105,000	14.4%	146,000	0.47	0.47	\$40,963	\$12,536	\$0.29	'00075		WATERMARK SITE CONDOS	401
41-19-06-489-100	1673 WATERMARK DR SE	WATERMARK SITE CONDOS #75	12/4/2023	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$467,100	54.95	\$934,233	\$43,267	\$127,500	15.0%	170,000	0.41	0.41	\$288,447	\$105,529	\$2.42	'00075		WATERMARK SITE CONDOS	401
41-19-07-202-003	2028 STICKLEY DR SE	Wtmk Club Golf Crs View	6/27/2025	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$368,900	46.11	\$737,831	\$177,169	\$115,000	14.4%	160,000	0.00	0.00	\$1,232,480	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-202-013	2110 STICKLEY DR SE	Wtmk Club Golf Crs View	4/22/2024	\$766,700	WD	03-ARM'S LENGTH	\$766,700	\$347,200	45.28	\$694,455	\$187,245	\$115,000	15.0%	153,340	0.17	0.17	\$1,248,354	\$1,101,441	\$25.29	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-202-018	5540 ALHAMBRA DR SE	Wtmk Club Golf Crs View	7/20/2023	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$360,000	49.32	\$720,042	\$124,958	\$115,000	15.8%	146,000	0.26	0.26	\$793,212	\$480,608	\$11.03	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-227-001	5363 PRAIRIE HOME DR SE	Wtmk Club Multi	6/3/2025	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$197,900	46.02	\$395,865	\$104,135	\$70,000	16.3%	86,000	0.00	0.00	\$639,686	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-227-003	5365 PRAIRIE HOME DR SE	Wtmk Club Multi	11/17/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$239,400	49.36	\$478,803	\$76,197	\$70,000	14.4%	97,000	0.00	0.00	\$527,936	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-227-006	5341 PRAIRIE HOME DR SE	Wtmk Club Multi	1/8/2024	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$238,600	49.92	\$477,201	\$70,799	\$70,000	14.6%	95,600	0.00	0.00	\$483,456	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-227-034	2069 WATERMARK DR SE	Wtmk Estate Hm	7/25/2025	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$274,200	43.87	\$548,455	\$146,545	\$70,000	11.2%	125,000	0.00	0.00	\$1,308,438	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-227-041	2081 WATERMARK DR SE	Wtmk Estate Hm	10/5/2022	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$298,400	56.30	\$596,814	\$3,186	\$70,000	13.2%	106,000	0.00	0.00	\$24,123	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-16-127-001	3000 OVERLOOK SUMMIT DR SE	Summit II	11/15/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$311,300	56.60	\$622,603	(\$17,603)	\$55,000	10.0%	110,000	0.30	0.30	(\$176,030)	(\$58,677)	(\$1.35)	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-16-127-004	2968 OVERLOOK SUMMIT DR SE	Summit II	12/1/2025	\$629,000	PTA	03-ARM'S LENGTH	\$629,000	\$301,100	47.87	\$602,281	\$81,719	\$55,000	8.7%	125,800	0.00	0.00	\$934,568	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-16-127-014	2975 OVERLOOK SUMMIT DR SE	Summit II	5/6/2025	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$265,300	58.96	\$530,534	(\$25,534)	\$55,000	12.2%	90,000	0.00	0.00	(\$208,915)	#DIV/0!	#DIV/0!	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-16-205-003	2840 OVERLOOK SUMMIT DR SE	Summit I	10/24/2022	\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$343,200	54.92	\$686,459	(\$21,559)	\$40,000	6.4%	124,980	80,586.00	0.00	(\$336,805)	(\$0)	(\$0.00)	'00076		WATERMARK CLUB/THE SUMMIT/BLUFFS	401
			Totals:	\$17,625,600			\$17,548,223	\$8,622,800		\$17,245,996	\$2,720,727	\$2,418,500			80,590.07	4.07							
							Sale. Ratio =>		49.14			Average			Average								
							Std. Dev. =>		5.72			per FF=>			per Net Acre=>		33.76			Average		\$0.00	
													75 @ 20%	152,800									

Land Sale (75)

41-19-06-489-083	2093 FEATHERY CT SE		7/29/2025	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$52,500	24.42	\$105,000	\$215,000	\$105,000	48.8%	43,000	0.00	0.00	\$440,238	#DIV/0!	#DIV/0!	'00075		WATERMARK SITE CONDOS	402
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2026 LAND VALUE ANALYSIS
81 VILLAS OF CASCADE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land20%Sale	ECF Area	Land Table	Class	
41-19-09-379-039	6716 CASCADE RD SE #39	4/10/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,400	51.00	\$142,822	(\$2,822)	\$0	28,000.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-017	6712 CASCADE RD SE #17	4/24/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$142,289	(\$2,289)	\$0	28,000.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-040	6716 CASCADE RD SE #40	7/10/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,500	40.88	\$138,962	\$31,038	\$0	34,000.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-041	6716 CASCADE RD SE #41	7/21/2023	\$169,250	WD	03-ARM'S LENGTH	\$169,250	\$70,600	41.71	\$141,102	\$28,148	\$0	33,850.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-026	6714 CASCADE RD SE #26	1/9/2024	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$69,500	43.99	\$138,962	\$19,038	\$0	31,600.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-034	6714 CASCADE RD SE #34	7/29/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,600	39.22	\$141,102	\$38,898	\$0	36,000.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-029	6714 CASCADE RD SE #29	10/4/2024	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$70,600	40.11	\$141,102	\$34,898	\$0	35,200.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-015	6712 CASCADE RD SE #15	1/17/2025	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$69,500	44.27	\$138,962	\$18,038	\$0	31,400.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-001	6710 CASCADE RD SE #1	4/1/2025	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$32,400	32.40	\$64,738	\$35,262	\$0	20,000.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-012	6710 CASCADE RD SE #12	4/1/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,600	47.07	\$141,102	\$8,898	\$0	30,000.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
41-19-09-379-023	6712 CASCADE RD SE #23	4/1/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,300	46.87	\$140,696	\$9,304	\$0	30,000.0	'00081	COMMERCIAL-CASCADE/OTHER	407	
Totals:			\$1,690,250			\$1,690,250	\$665,000		\$1,471,839	\$218,411	\$0	338,050.0				
								Sale. Ratio =>	39.34	Average		30,731.8				
								Std. Dev. =>	13.78	per FF=>		\$1				

Use ==> 30,000 Site Value

2026 LAND VALUE ANALYSIS BY TCV

ECF 82 - ROUND HILL/ LANTERNS RATE TABLES FROM 46 NORTH CENTRAL & 48 CENTRAL

Parcel Number	Property Address	Buildings TCV	Land TCV	TCV	at 20%	Current Class	ECF Table	School District
41-19-16-120-001	6535 ROUND HILL CT SE	921,244	195,000.00	1,116,244	223,249	401	00082	41110
41-19-16-120-002	6543 ROUND HILL CT SE	923,139	195,000.00	1,118,139	223,628	401	00082	41110
41-19-16-120-003	6551 ROUND HILL CT SE	1,164,090	195,000.00	1,359,090	271,818	401	00082	41110
41-19-16-120-004	6569 ROUND HILL CT SE	1,211,932	195,000.00	1,406,932	281,386	401	00082	41110
41-19-16-120-014	6546 ROUND HILL CT SE	1,048,332	195,000.00	1,243,332	248,666	401	00082	41110
41-19-16-120-015	6538 ROUND HILL CT SE	1,248,258	195,000.00	1,443,258	288,652	401	00082	41110
41-19-16-120-016	6530 ROUND HILL CT SE	1,390,189	195,000.00	1,585,189	317,038	401	00082	41110
				Avg	264,920			
				Round Hill Use ==>	265,000	for Site Value		
41-19-17-429-001	6396 LAMPPOST CIR SE	751,793	206,200.00	957,993	191,599	401	00082	41110
41-19-17-429-002	6384 LAMPPOST CIR SE	999,245	206,200.00	1,205,445	241,089	401	00082	41110
41-19-17-429-003	6370 LAMPPOST CIR SE	750,358	206,200.00	956,558	191,312	401	00082	41110
41-19-17-429-004	6345 LAMPPOST CIR SE	670,555	206,200.00	876,755	175,351	401	00082	41110
41-19-17-429-005	6331 LAMPPOST CIR SE	800,301	206,200.00	1,006,501	201,300	401	00082	41110
41-19-17-429-006	6323 LAMPPOST CIR SE	806,455	206,200.00	1,012,655	202,531	401	00082	41110
41-19-17-429-007	6311 LAMPPOST CIR SE	787,131	206,200.00	993,331	198,666	401	00082	41110
41-19-17-429-008	6310 LAMPPOST CIR SE	696,319	206,200.00	902,519	180,504	401	00082	41110
41-19-17-429-009	6316 LAMPPOST CIRCLE SE	695,453	206,200.00	901,653	180,331	401	00082	41110
41-19-17-429-010	6324 LAMPPOST CIR SE	711,449	206,200.00	917,649	183,530	401	00082	41110
41-19-17-429-011	6336 LAMPPOST CIR SE	859,011	206,200.00	1,065,211	213,042	401	00082	41110
41-19-17-429-012	6344 LAMPPOST CIR SE	714,803	206,200.00	921,003	184,201	401	00082	41110
41-19-17-429-013	6348 LAMPPOST CIR SE	808,080	206,200.00	1,014,280	202,856	401	00082	41110
41-19-17-429-014	6353 LAMPPOST CIR SE	759,695	206,200.00	965,895	193,179	401	00082	41110
41-19-17-429-015	6359 LAMPPOST CIR SE	843,111	206,200.00	1,049,311	209,862	401	00082	41110
41-19-17-429-016	6365 LAMPPOST CIR SE	705,085	206,200.00	911,285	182,257	401	00082	41110
41-19-17-429-017	6369 LAMPPOST CIR SE	793,932	206,200.00	1,000,132	200,026	401	00082	41110

41-19-17-429-018	6373 LAMPPOST CIR SE	752,731	206,200.00	958,931	191,786	401	00082	41110
41-19-17-429-019	6377 LAMPPOST CIR SE	850,641	206,200.00	1,056,841	211,368	401	00082	41110
41-19-17-429-020	6385 LAMPPOST CIR SE	808,874	206,200.00	1,015,074	203,015	401	00082	41110
41-19-17-429-021	6399 LAMPPOST CIR SE	797,878	206,200.00	1,004,078	200,816	401	00082	41110

Avg 197,077

Lanterns Use ==> 206,200 for Site Value (Current value in reasonable range)

2026 LAND VALUE ANALYSIS
85 Anderson Woods Rate Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	at 20%	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class
41-19-34-201-001	7988 ANDERS TRL SE	5/5/2022	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$491,800	61.48	\$983,541	(\$23,541)	\$160,000	160,000	0.92	0.92	(\$25,588)	'00085	WHITNEYVILLE/I96	401
41-19-34-201-003	7900 ANDERS TRL SE	7/15/2022	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$453,600	59.68	\$907,201	\$12,799	\$160,000	152,000	0.88	0.88	\$14,544	'00085	WHITNEYVILLE/I96	401
41-19-34-201-015	7943 KIRKWOOD TRL SE	12/9/2025	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$542,800	51.21	\$1,085,608	\$134,392	\$160,000	212,000	0.00	0.00	#DIV/0!	'00085	WHITNEYVILLE/I96	401
41-19-34-201-024	7792 KIRKWOOD TRL SE	10/29/2024	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$545,800	47.46	\$1,091,595	\$218,405	\$160,000	230,000	1.12	1.12	\$195,004	'00085	WHITNEYVILLE/I96	401
Totals:			\$3,770,000			\$3,770,000	\$2,034,000		\$4,067,945	\$342,055	\$640,000		2.92	2.92				
								Sale. Ratio =>	53.95	Average		188,500.0	Average		Average			
								Std. Dev. =>	6.71	per FF=>		#DIV/0!	per Net Acre=>		117,142.12	per SqFt=>		

Buildings TCV	Land TCV	TCV	TCV * 20%	Parcel Number	Current
					160,000
					Average of Sales 20%
					188,500
					Avg 20% of AV
					208,500
					Anderson Woods Use ==>
					190,000
824171	160000	984,171	196,834	41-19-34-201-001	
828571	160000	988,571	197,714	41-19-34-201-002	
750584	160000	910,584	182,117	41-19-34-201-003	
838839	160000	998,839	199,768	41-19-34-201-004	
765628	160000	925,628	185,126	41-19-34-201-005	
964980	160000	1,124,980	224,996	41-19-34-201-006	
1004869	160000	1,164,869	232,974	41-19-34-201-007	
768061	160000	928,061	185,612	41-19-34-201-008	
1003476	160000	1,163,476	232,695	41-19-34-201-009	
950866	160000	1,110,866	222,173	41-19-34-201-010	
977945	160000	1,137,945	227,589	41-19-34-201-011	
851267	160000	1,011,267	202,253	41-19-34-201-012	
934434	160000	1,094,434	218,887	41-19-34-201-013	
849678	160000	1,009,678	201,936	41-19-34-201-014	
923833	160000	1,083,833	216,767	41-19-34-201-015	
838899	160000	998,899	199,780	41-19-34-201-016	
828874	160000	988,874	197,775	41-19-34-201-017	
1007913	160000	1,167,913	233,583	41-19-34-201-018	
665350	160000	825,350	165,070	41-19-34-201-019	
923440	160000	1,083,440	216,688	41-19-34-201-020	
880383	160000	1,040,383	208,077	41-19-34-201-021	
944386	160000	1,104,386	220,877	41-19-34-201-022	
916300	160000	1,076,300	215,260	41-19-34-201-023	
933521	160000	1,093,521	218,704	41-19-34-201-024	
887251	160000	1,047,251	209,450	41-19-34-201-025	
865873	160000	1,025,873	205,175	41-19-34-201-026	
818166	160000	978,166	195,633	41-19-34-201-027	
1104113	160000	1,264,113	252,823	41-19-34-201-028	
752529	160000	912,529	182,506	41-19-34-201-029	
841597	160000	1,001,597	200,319	41-19-34-201-030	
1004481	160000	1,164,481	232,896	41-19-34-201-031	
959067	160000	1,119,067	223,813	41-19-34-201-033	
889623	160000	1,049,623	209,925	41-19-34-201-034	
833328	160000	993,328	198,666	41-19-34-201-035	
896169	160000	1,056,169	211,234	41-19-34-201-036	
906651	160000	1,066,651	213,330	41-19-34-201-037	
727038	160000	887,038	177,408	41-19-34-201-039	
AVERAGE ==>		208,552			
		20% of AV			