

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
36 011 01 0105 000	29229 MUNRO	11/08/24	\$232,000	\$97,500	42.03	\$230,777	\$35,543	\$34,320	40.0	110.0	0.10	0.10	\$889	\$351,911	\$8.08	40.00	0011
36 011 01 0138 000	29248 ADAMS	01/27/25	\$227,500	\$71,600	31.47	\$165,713	\$96,107	\$34,320	40.0	110.0	0.10	0.10	\$2,403	\$951,554	\$21.84	40.00	0011
36 011 01 0155 300	29223 ADAMS	01/14/25	\$59,900	\$28,000	46.74	\$68,640	\$59,900	\$68,640	80.0	100.0	0.18	0.18	\$749	\$325,543	\$7.47	80.00	0011
36 011 01 0187 000	29252 LOWELL	01/10/24	\$230,000	\$81,400	35.39	\$205,935	\$58,385	\$34,320	40.0	100.0	0.09	0.09	\$1,460	\$634,620	\$14.57	40.00	0011
36 011 01 0188 000	29268 LOWELL	04/25/23	\$392,000	\$158,300	40.38	\$404,087	\$56,553	\$68,640	80.0	100.0	0.18	0.18	\$707	\$307,353	\$7.06	80.00	0011
36 011 03 0040 000	29030 SPRINGSTEAD	03/29/24	\$191,000	\$75,100	39.32	\$191,485	\$33,835	\$34,320	40.0	115.0	0.11	0.11	\$846	\$319,198	\$7.33	40.00	0011
36 011 03 0073 000	29060 DENISON	08/02/23	\$210,000	\$79,900	38.05	\$207,256	\$71,384	\$68,640	80.0	114.0	0.21	0.21	\$892	\$341,550	\$7.84	80.00	0011
36 011 03 0077 000	29112 DENISON	10/01/24	\$100,000	\$38,900	38.90	\$94,247	\$40,073	\$34,320	40.0	114.0	0.11	0.11	\$1,002	\$381,648	\$8.76	40.00	0011
36 017 01 0726 002	14242 NAVARRE	10/02/23	\$215,000	\$111,700	51.95	\$269,814	(\$9,769)	\$45,045	52.5	120.0	0.15	0.15	(\$186)	(\$67,372)	(\$1.55)	52.50	00172
36 017 01 0758 000	29740 YOUNG	09/11/23	\$345,000	\$116,800	33.86	\$273,560	\$116,485	\$45,045	52.5	171.0	0.21	0.21	\$2,219	\$565,461	\$12.98	52.50	00172
36 017 01 0759 002	29752 YOUNG	10/28/24	\$219,000	\$109,300	49.91	\$248,984	\$15,061	\$45,045	52.5	173.0	0.21	0.21	\$287	\$72,062	\$1.65	52.50	00172
36 017 01 0904 000	30648 YOUNG	06/01/23	\$245,000	\$152,900	62.41	\$355,867	(\$7,907)	\$102,960	120.0	132.0	0.36	0.36	(\$66)	(\$21,723)	(\$0.50)	120.00	00172
36 017 01 0990 000	30426 E POINTE	01/30/24	\$165,000	\$84,000	50.91	\$194,805	\$14,811	\$44,616	52.0	100.0	0.12	0.12	\$285	\$124,462	\$2.86	52.00	0018
36 017 01 1018 002	30445 POINTE	04/11/23	\$168,000	\$76,800	45.71	\$185,793	\$50,847	\$68,640	80.0	91.0	0.17	0.17	\$636	\$304,473	\$6.99	80.00	0018
36 017 01 1171 002	13975 NAVARRE	05/13/24	\$225,000	\$96,500	42.89	\$220,692	\$55,788	\$51,480	60.0	157.0	0.22	0.22	\$930	\$258,278	\$5.93	60.00	00172
36 017 01 1182 002	14127 NAVARRE	07/08/24	\$225,000	\$92,900	41.29	\$212,165	\$55,735	\$42,900	50.0	145.0	0.17	0.17	\$1,115	\$335,753	\$7.71	50.00	00172
36 017 01 1185 002	14153 NAVARRE	08/07/23	\$266,000	\$100,800	37.89	\$244,917	\$63,983	\$42,900	50.0	124.0	0.14	0.14	\$1,280	\$450,585	\$10.34	50.00	00172
36 017 01 1246 002	14312 STOEFLLET	09/29/23	\$212,000	\$81,400	38.40	\$189,284	\$67,332	\$44,616	52.0	120.0	0.14	0.14	\$1,295	\$470,853	\$10.81	52.00	00172
36 017 01 1309 002	14445 STOEFLLET	10/16/24	\$194,900	\$88,000	45.15	\$199,418	\$51,853	\$56,371	65.7	120.0	0.18	0.18	\$789	\$286,481	\$6.58	65.70	0018
36 017 01 1343 002	30058 LISCH	05/19/23	\$163,000	\$80,600	49.45	\$186,650	\$19,250	\$42,900	50.0	115.0	0.13	0.13	\$385	\$145,833	\$3.35	50.00	0018
36 017 01 1346 002	30034 LISCH	09/24/24	\$200,000	\$82,600	41.30	\$185,164	\$57,736	\$42,900	50.0	115.0	0.13	0.13	\$1,155	\$437,394	\$10.04	50.00	0018
36 017 01 1367 002	30083 LISCH	12/19/24	\$203,500	\$84,700	41.62	\$196,319	\$48,365	\$41,184	48.0	115.0	0.13	0.13	\$1,008	\$380,827	\$8.74	48.00	0018
36 017 01 1413 000	30047 WHITE	10/13/23	\$160,000	\$85,800	53.63	\$200,006	\$5,039	\$45,045	52.5	115.0	0.14	0.14	\$96	\$36,252	\$0.83	52.50	0018
36 017 01 1498 000	30456 LISCH	06/09/23	\$160,000	\$77,000	48.13	\$180,180	\$19,288	\$39,468	46.0	115.0	0.12	0.12	\$419	\$159,405	\$3.66	46.00	0018
36 018 01 0158 000	30233 BAYVIEW	05/10/24	\$187,000	\$69,000	36.90	\$156,939	\$64,381	\$34,320	40.0	120.0	0.11	0.11	\$1,610	\$585,282	\$13.44	40.00	0018
36 018 01 0172 000	30545 BAYVIEW	07/03/24	\$330,000	\$157,800	47.82	\$345,111	\$25,901	\$41,012	47.8	120.0	0.13	0.13	\$542	\$196,220	\$4.50	47.80	0018
36 018 01 0179 000	30661 BAYVIEW	10/17/24	\$165,000	\$83,600	50.67	\$186,725	\$39,193	\$60,918	71.0	118.3	0.19	0.19	\$552	\$203,073	\$4.66	71.00	0018
36 018 01 0185 000	30735 BAYVIEW	02/26/24	\$310,000	\$120,600	38.90	\$301,889	\$125,657	\$117,546	137.0	253.0	0.40	0.27	\$917	\$317,316	\$7.28	137.00	0018
36 018 01 0212 000	13430 STORK	07/20/23	\$140,000	\$65,000	46.43	\$152,402	\$26,208	\$38,610	45.0	115.0	0.12	0.12	\$582	\$220,235	\$5.06	45.00	0018
36 018 01 0215 000	13330 STORK	01/29/24	\$245,000	\$96,100	39.22	\$222,227	\$100,851	\$78,078	91.0	115.0	0.24	0.24	\$1,108	\$420,213	\$9.65	91.00	0018
36 018 01 0229 000	13465 NEELY	08/11/23	\$265,000	\$144,400	54.49	\$340,169	(\$23,689)	\$51,480	60.0	115.0	0.16	0.16	(\$395)	(\$149,930)	(\$3.44)	60.00	0018
36 018 01 0235 000	13412 NEELY	08/02/24	\$192,000	\$72,700	37.86	\$167,462	\$58,858	\$34,320	40.0	115.0	0.11	0.11	\$1,471	\$555,264	\$12.75	40.00	0018
36 018 01 0237 000	13336 NEELY	02/20/25	\$180,000	\$58,700	32.61	\$136,104	\$78,216	\$34,320	40.0	115.0	0.11	0.11	\$1,955	\$737,887	\$16.94	40.00	0018
36 018 01 0243 000	30772 ADAMS	04/09/24	\$210,000	\$71,300	33.95	\$159,388	\$93,512	\$42,900	50.0	120.0	0.14	0.14	\$1,870	\$677,623	\$15.56	50.00	0018
36 018 01 0251 000	13421 LESLIE	07/12/24	\$185,000	\$68,400	36.97	\$156,947	\$62,373	\$34,320	40.0	115.0	0.11	0.11	\$1,559	\$588,425	\$13.51	40.00	0018
36 018 01 0251 000	13421 LESLIE	07/28/23	\$160,000	\$64,900	40.56	\$156,947	\$37,373	\$34,320	40.0	115.0	0.11	0.11	\$934	\$352,575	\$8.09	40.00	0018
36 018 01 0271 000	13419 IVY	01/24/25	\$169,900	\$90,200	53.09	\$201,388	\$2,832	\$34,320	40.0	115.0	0.11	0.11	\$71	\$26,717	\$0.61	40.00	0018
36 018 01 0274 301	13438 IVY	11/20/23	\$234,900	\$97,000	41.29	\$224,258	\$70,702	\$60,060	70.0	115.0	0.19	0.19	\$1,010	\$382,173	\$8.77	70.00	0018
36 018 01 0276 300	13430 IVY	10/30/24	\$217,900	\$86,900	39.88	\$196,551	\$89,989	\$68,640	80.0	115.0	0.21	0.21	\$1,125	\$426,488	\$9.79	80.00	0018
36 018 01 0310 000	30550 ADAMS	08/23/24	\$310,000	\$131,900	42.55	\$292,230	\$61,528	\$43,758	51.0	120.0	0.14	0.14	\$1,206	\$439,486	\$10.09	51.00	0018
36 018 01 0379 000	13392 GERALD	05/15/24	\$265,000	\$107,400	40.53	\$239,957	\$97,973	\$72,930	85.0	115.0	0.22	0.22	\$1,153	\$437,379	\$10.04	85.00	0018
36 018 01 0453 000	13649 ROSE	04/27/23	\$150,000	\$72,900	48.60	\$168,388	\$15,932	\$34,320	40.0	115.0	0.11	0.11	\$398	\$150,302	\$3.45	40.00	0018
36 018 01 0461 302	13612 ROSE	05/08/24	\$205,000	\$79,600	38.83	\$183,508	\$72,972	\$51,480	60.0	150.0	0.21	0.21	\$1,216	\$352,522	\$8.09	60.00	0018
36 018 01 0510 000	13614 STOEFLLET	10/01/24	\$235,000	\$112,500	47.87	\$247,367	\$30,533	\$42,900	50.0	162.0	0.19	0.19	\$611	\$164,156	\$3.77	50.00	0018
Totals:			\$9,365,500	\$4,003,400		\$9,347,715	\$2,206,972	\$2,189,187	2,551.5		7.07	6.94					
					Sale. Ratio =>	42.75	Average					Average	Average				
					Std. Dev. =>	6.67	per FF=>					\$865	per Net Acre=>				
												312,336.82	per SqFt=>				
													\$7.17				

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36 018 01 0018 000	30213 ADAMS	07/02/24	\$594,000	\$252,500	42.51	\$507,786	\$194,334	\$108,120	51.0	163.0	0.19	0.19	\$3,810	\$1,017,455	\$23.36	51.00	00112			
36 018 01 0021 301	30295 ADAMS	04/29/24	\$480,000	\$255,000	53.13	\$546,980	\$39,727	\$106,707	50.3	178.0	0.21	0.21	\$789	\$190,995	\$4.38	49.00	00112			
36 018 01 0030 000	30475 ADAMS	04/17/23	\$340,000	\$178,400	52.47	\$394,962	\$140,078	\$195,040	92.0	148.0	0.31	0.31	\$1,523	\$447,534	\$10.27	92.00	00112			
36 018 01 0045 300	30709 ADAMS	12/20/23	\$490,000	\$166,900	34.06	\$362,256	\$233,744	\$106,000	50.0	140.0	0.16	0.16	\$4,675	\$1,451,826	\$33.33	50.00	00112			
36 018 01 0053 000	30875 ADAMS	01/05/24	\$320,000	\$126,100	39.41	\$265,382	\$160,618	\$106,000	50.0	139.0	0.16	0.16	\$3,212	\$1,003,863	\$23.05	50.00	00112			
36 018 01 0082 000	31036 BAYVIEW	06/04/24	\$250,000	\$157,000	62.80	\$316,209	\$40,215	\$106,424	50.2	110.0	0.13	0.13	\$801	\$316,654	\$7.27	50.20	00112			
36 018 01 0095 000	30760 BAYVIEW	09/23/24	\$385,000	\$223,400	58.03	\$441,972	\$46,908	\$103,880	49.0	125.0	0.14	0.14	\$957	\$332,681	\$7.64	49.00	00112			
36 018 01 0098 000	30730 BAYVIEW	08/06/24	\$333,000	\$189,400	56.88	\$377,050	\$59,830	\$103,880	49.0	125.0	0.14	0.14	\$1,221	\$424,326	\$9.74	49.00	00112			
36 018 01 0120 000	30466 BAYVIEW	06/29/23	\$594,900	\$365,400	61.42	\$765,574	\$41,326	\$212,000	100.0	125.0	0.29	0.29	\$413	\$143,993	\$3.31	100.00	00112			
36 018 01 0132 300	30080 BAYVIEW	03/08/24	\$225,000	\$138,300	61.47	\$292,092	\$38,908	\$106,000	50.0	114.0	0.13	0.13	\$778	\$297,008	\$6.82	50.00	00112			
36 019 01 0001 000	30305 ISLAND	11/20/24	\$499,900	\$156,000	31.21	\$340,680	\$360,620	\$201,400	95.0	248.0	0.27	0.16	\$3,796	\$1,350,637	\$31.01	95.00	0019			
36 019 01 0017 000	30571 ISLAND	05/02/24	\$350,000	\$140,900	40.26	\$289,071	\$166,929	\$106,000	50.0	97.0	0.11	0.11	\$3,339	\$1,503,865	\$34.52	50.00	0019			
36 019 01 0036 000	30843 ISLAND	05/12/23	\$355,000	\$167,800	47.27	\$360,289	\$111,947	\$117,236	55.3	180.0	0.23	0.23	\$2,024	\$488,852	\$11.22	55.30	0019			
36 019 01 0053 003	31110 ISLAND	10/30/23	\$365,000	\$136,600	37.42	\$291,912	\$168,488	\$95,400	45.0	99.0	0.10	0.10	\$3,744	\$1,651,843	\$37.92	45.00	0019			
36 019 01 0080 000	30612 ISLAND	10/11/24	\$115,000	\$45,400	39.48	\$106,675	\$115,000	\$106,000	50.0	93.0	0.11	0.11	\$2,300	\$1,074,766	\$24.67	50.00	0019			
36 019 01 0082 000	30604 ISLAND	04/08/24	\$500,000	\$255,100	51.02	\$512,630	\$93,370	\$106,000	50.0	93.0	0.11	0.11	\$1,867	\$872,617	\$20.03	50.00	0019			
Totals:			\$6,196,800	\$2,954,200		\$6,171,520	\$2,012,042	\$1,986,087	936.8		2.78	2.68								
					Sale. Ratio =>	47.67	Average					Average		Average						
					Std. Dev. =>	10.46	per FF=>					\$2,148	per Net Acre=>		722,975.93	per SqFt=>				

VACANT LAND:

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36 019 01 0080 000	30612 ISLAND	10/11/24	\$115,000	\$45,400	39.48	\$106,675	\$115,000	\$106,000	50.0	93.0	0.11	0.11	\$2,300	\$1,074,766	\$24.67	50.00	0019			
Totals:			\$115,000	\$45,400		\$106,675	\$115,000	\$106,000	50.0		0.11	0.11								
					Sale. Ratio =>	39.48	Average					Average		Average						
					Std. Dev. =>	#DIV/0!	per FF=>					\$2,300	per Net Acre=>		1,074,766.36	per SqFt=>				

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36 017 01 0673 000	29311 S GIBRALTAR	06/28/24	\$341,000	\$166,700	48.89	\$349,942	\$122,898	\$131,840	80.0	120.0	0.22	0.22	\$1,536	\$558,627	\$12.82	80.00	0017		
36 017 01 0774 002	29958 YOUNG	06/07/24	\$260,000	\$112,700	43.35	\$241,954	\$104,566	\$86,520	52.5	183.0	0.22	0.22	\$1,992	\$473,149	\$10.86	52.50	0017		
36 017 01 0777 002	30016 YOUNG	04/24/24	\$177,000	\$108,800	61.47	\$234,694	\$28,826	\$86,520	52.5	185.0	0.22	0.22	\$549	\$129,265	\$2.97	52.50	0017		
36 017 01 0790 000	30140 YOUNG	04/17/23	\$225,000	\$139,000	61.78	\$266,003	\$74,357	\$115,360	70.0	183.0	0.29	0.29	\$1,062	\$252,915	\$5.81	70.00	0017		
36 017 01 0812 002	30372 YOUNG	09/25/23	\$600,000	\$247,800	41.30	\$536,711	\$215,399	\$152,110	92.3	153.0	0.32	0.32	\$2,334	\$664,812	\$15.26	92.30	0017		
36 017 01 0846 000	30622 TRIANGLE	08/18/23	\$365,000	\$158,500	43.42	\$346,568	\$166,752	\$148,320	90.0	135.0	0.28	0.28	\$1,853	\$597,677	\$13.72	90.00	0017		
36 017 01 0848 000	30642 TRIANGLE	07/17/24	\$410,000	\$191,200	46.63	\$400,434	\$157,886	\$148,320	90.0	136.0	0.28	0.28	\$1,754	\$561,872	\$12.90	90.00	0017		
36 017 01 0895 000	30545 YOUNG	09/01/23	\$297,500	\$146,500	49.24	\$313,228	\$58,432	\$74,160	45.0	120.0	0.12	0.12	\$1,298	\$471,226	\$10.82	45.00	0017		
36 017 01 0978 000	30511 E POINTE	05/23/23	\$405,011	\$156,100	38.54	\$351,902	\$127,269	\$74,160	45.0	120.0	0.12	0.12	\$2,828	\$1,026,363	\$23.56	45.00	0017		
36 017 01 1054 000	29785 POINTE	04/30/24	\$380,000	\$122,200	32.16	\$262,380	\$249,460	\$131,840	80.0	124.0	0.23	0.23	\$3,118	\$1,094,123	\$25.12	80.00	0017		
36 017 01 1062 300	29752 POINTE	07/10/23	\$400,000	\$249,400	62.35	\$465,856	\$90,308	\$156,164	94.8	109.0	0.24	0.24	\$953	\$381,046	\$8.75	94.76	0017		
36 017 01 1079 000	30024 POINTE	10/04/23	\$420,000	\$181,200	43.14	\$387,936	\$97,984	\$65,920	40.0	138.0	0.13	0.13	\$2,450	\$771,528	\$17.71	40.00	0017		
36 017 01 1129 000	30331 WORTH	02/23/24	\$225,000	\$93,200	41.42	\$201,959	\$88,961	\$65,920	40.0	120.0	0.11	0.11	\$2,224	\$808,736	\$18.57	40.00	0017		
36 017 01 1155 002	29873 S GIBRALTAR	10/18/24	\$371,000	\$193,000	52.02	\$397,245	\$72,635	\$98,880	60.0	119.0	0.16	0.16	\$1,211	\$442,896	\$10.17	60.00	0017		
36 017 01 1162 000	29815 S GIBRALTAR	07/14/23	\$57,000	\$37,500	65.79	\$133,622	\$57,000	\$132,334	80.3	119.0	0.22	0.22	\$710	\$260,274	\$5.98	80.30	0017		
36 018 01 0602 000	29924 BAYVIEW	07/18/23	\$166,000	\$86,200	51.93	\$196,217	\$35,703	\$65,920	40.0	120.0	0.11	0.11	\$893	\$324,573	\$7.45	40.00	0017		
36 018 01 0604 000	29914 BAYVIEW	05/19/23	\$316,410	\$109,100	34.48	\$253,015	\$129,315	\$65,920	40.0	120.0	0.11	0.11	\$3,233	\$1,175,591	\$26.99	40.00	0017		
Totals:			\$5,415,921	\$2,499,100		\$5,339,666	\$1,877,751	\$1,800,208	1,092.4		3.40	3.40							
					Sale. Ratio =>	46.14	Average					Average	Average						
					Std. Dev. =>	10.02	per FF=>					\$1,719	per Net Acre=>	553,093.08	per SqFt=>				

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36 009 01 0002 000	29048 SUGAR ISLAND COURT	07/13/23	\$415,000	\$161,000	38.80	\$388,956	\$71,498	\$45,454	68.9	154.0	0.25	0.25	\$1,038	\$288,298	\$6.62	70.20	009.1
36 009 02 0069 000	13951 STURGEON BAR COURT	06/05/23	\$382,000	\$169,400	44.35	\$407,101	\$20,296	\$45,397	68.8	130.1	0.24	0.24	\$295	\$84,216	\$1.93	67.42	009.1
36 009 01 0005 000	28986 SUGAR ISLAND COURT	05/25/23	\$359,900	\$148,900	41.37	\$361,256	\$44,844	\$46,200	70.0	160.0	0.26	0.26	\$641	\$174,490	\$4.01	70.00	009.1
36 009 01 0020 000	14114 CALF ISLAND COURT	07/08/24	\$395,000	\$178,000	45.06	\$394,877	\$55,786	\$55,663	84.3	136.0	0.29	0.29	\$661	\$195,056	\$4.48	91.48	009.1
36 012 99 0008 706	13960 M GIBALTAR	11/19/24	\$370,000	\$157,900	42.68	\$370,637	\$41,420	\$42,057	63.7	145.7	0.23	0.23	\$650	\$177,009	\$4.06	60.16	GMB01
Totals:			\$1,921,900	\$815,200		\$1,922,827	\$233,844	\$234,771	355.7		1.27	1.27					
					42.42			Average					Average		Average		
					2.50			per FF=>	\$657				per Net Acre=>	184,710.90	per SqFt=>	\$4.24	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
36 009 03 0012 000	13856 WATERSWAY DR.	11/27/24	\$160,000	\$67,300	42.06	\$151,210	\$36,790	\$28,000	1.0	1.0	0.00	0.00	\$36,790	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0020 000	13926 WATERSWAY DR.	12/16/24	\$157,000	\$68,600	43.69	\$154,489	\$30,511	\$28,000	1.0	1.0	0.00	0.00	\$30,511	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0028 000	13986 WATERSWAY DR.	11/21/23	\$151,000	\$57,900	38.34	\$159,096	\$19,904	\$28,000	1.0	1.0	0.00	0.00	\$19,904	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0030 000	14022 WATERSWAY DR.	05/16/24	\$159,900	\$64,300	40.21	\$164,078	\$23,822	\$28,000	1.0	1.0	0.00	0.00	\$23,822	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0060 000	14117 WATERSWAY DR.	09/30/24	\$152,500	\$66,200	43.41	\$148,988	\$31,512	\$28,000	1.0	1.0	0.00	0.00	\$31,512	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0061 000	14071 WATERSWAY DR.	08/12/24	\$185,000	\$70,000	37.84	\$180,548	\$32,452	\$28,000	1.0	1.0	0.00	0.00	\$32,452	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0062 000	14073 WATERSWAY DR.	10/15/24	\$174,900	\$70,700	40.42	\$182,340	\$20,560	\$28,000	1.0	1.0	0.00	0.00	\$20,560	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0069 000	13995 WATERSWAY DR.	10/04/24	\$176,000	\$66,300	37.67	\$169,067	\$34,933	\$28,000	1.0	1.0	0.00	0.00	\$34,933	#DIV/0!	#DIV/0!	1.00	009.3
36 009 03 0072 000	13997 WATERSWAY DR.	10/12/23	\$148,000	\$56,500	38.18	\$154,496	\$21,504	\$28,000	1.0	1.0	0.00	0.00	\$21,504	#DIV/0!	#DIV/0!	1.00	009.3
Totals:			\$1,464,300	\$587,800		\$1,464,312	\$251,988	\$252,000	9.0		0.00	0.00					
					Sale. Ratio =>	40.14	Average			Average			Average				
					Std. Dev. =>	2.39	per FF=>			\$27,999	per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!	

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold
36 012 02 0005 000	29305 W JEFFERSON, UNIT #5	10/13/22	\$120,000	\$49,200
36 012 02 0009 000	29307 W JEFFERSON, UNIT #9	07/19/22	\$127,000	\$47,500
36 012 02 0011 000	29307 W JEFFERSON, UNIT #11	05/03/22	\$132,000	\$49,200
Totals:			\$379,000	\$145,900
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
41.00	\$127,916	\$18,484	\$26,400	1.0	0.0	0.00
37.40	\$123,382	\$30,018	\$26,400	1.0	0.0	0.00
37.27	\$127,903	\$30,497	\$26,400	1.0	0.0	0.00
	\$379,201	\$78,999	\$79,200	3.0		0.00
38.50			Average			
2.12			per SITE=>	\$26,333		

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	\$18,484			0.00	012.1
0.00	\$30,018			0.00	012.1
0.00	\$30,497			0.00	012.1
0.00					

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold
36 012 03 0007 000	29565 W JEFFERSON, UNIT 7	12/16/22	\$60,000	\$24,800
36 012 03 0013 000	29589 W JEFFERSON, UNIT 13	02/08/24	\$52,500	\$23,200
Totals:			\$112,500	\$48,000
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
41.33	\$60,003	\$13,597	\$13,600	1.0	0.0	0.00
44.19	\$51,264	\$14,836	\$13,600	1.0	0.0	0.00
	\$111,267	\$28,433	\$27,200	2.0		0.00
42.67			Average			Average
2.02			per FF=>	\$14,217		per Net Acre=>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.00	\$13,597	#DIV/0!	#DIV/0!	0.00	12.03
0.00	\$14,836	#DIV/0!	#DIV/0!	0.00	12.03
0.00					
		Average			
#DIV/0!		per SqFt=>	#DIV/0!		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
36 012 01 0002 000	30744 S GIBRALTAR	11/27/23	\$293,000	\$114,300	39.01	\$304,468	\$32,652	\$44,120	59.6	120.0	0.20	0.20	\$548	\$164,909	\$3.79	72.00	12KBW
36 012 01 0003 000	30732 S GIBRALTAR	05/06/22	\$262,000	\$102,900	39.27	\$263,041	\$43,079	\$44,120	59.6	120.0	0.20	0.20	\$723	\$217,571	\$4.99	72.00	12KBW
36 012 01 0046 000	29867 JAMES COURT	05/21/25	\$249,900	\$133,600	53.46	\$269,819	\$19,744	\$39,663	53.6	111.0	0.17	0.17	\$368	\$115,462	\$2.65	67.30	12KBW
Totals:			\$804,900	\$350,800		\$837,328	\$95,475	\$127,903	172.8		0.57	0.57					
					Sale. Ratio =>	43.58	Average		Average			Average					
					Std. Dev. =>	8.27	per FF=>		\$552	per Net Acre=>		168,386.24	per SqFt=>		\$3.87		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
36 012 01 0053 000	29941 WINDSOR	05/11/23	\$420,000	\$141,400	33.67	\$347,630	\$139,009	\$66,639	79.3	133.0	0.28	0.28	\$1,752	\$500,032	\$11.48	91.00	12KBW
36 012 01 0057 000	29989 WINDSOR	08/13/25	\$282,000	\$142,000	50.35	\$287,766	\$44,055	\$49,821	59.3	171.0	0.24	0.24	\$743	\$186,674	\$4.29	60.00	12KBW
Totals:			\$702,000	\$283,400		\$635,396	\$183,064	\$116,460	138.6		0.51	0.51					
					Sale. Ratio =>	40.37	Average		Average			Average					
					Std. Dev. =>	11.80	per FF=>		\$1,320	per Net Acre=>		356,155.64	per SqFt=>		\$8.18		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
36 017 02 0014 000	30334 WINDSOR - UNIT 14	11/18/24	\$210,000	\$93,600	44.57	\$206,434	\$52,066	\$48,500	1.0	0.0	0.00	0.00	\$52,066	#DIV/0!	#DIV/0!	0.00	17KBC	
36 017 02 0020 000	30348 WINDSOR-UNIT 20	07/28/23	\$175,000	\$70,600	40.34	\$162,551	\$60,949	\$48,500	1.0	0.0	0.00	0.00	\$60,949	#DIV/0!	#DIV/0!	0.00	17KBC	
36 017 02 0020 000	30348 WINDSOR-UNIT 20	03/22/24	\$190,000	\$70,600	37.16	\$162,551	\$75,949	\$48,500	1.0	0.0	0.00	0.00	\$75,949	#DIV/0!	#DIV/0!	0.00	17KBC	
36 017 02 0029 000	30373 WINDSOR-UNIT 29	12/13/24	\$195,000	\$102,300	52.46	\$226,100	\$17,400	\$48,500	1.0	0.0	0.00	0.00	\$17,400	#DIV/0!	#DIV/0!	0.00	17KBC	
36 017 02 0037 000	30402 WINDSOR-UNIT 37	06/27/24	\$170,000	\$91,000	53.53	\$202,953	\$15,547	\$48,500	1.0	0.0	0.00	0.00	\$15,547	#DIV/0!	#DIV/0!	0.00	17KBC	
36 017 02 0038 000	30404 WINDSOR-UNIT 38	07/31/24	\$190,000	\$93,800	49.37	\$206,729	\$31,771	\$48,500	1.0	0.0	0.00	0.00	\$31,771	#DIV/0!	#DIV/0!	0.00	17KBC	
36 017 02 0044 000	30418 WINDSOR-UNIT 44	10/31/24	\$200,000	\$75,100	37.55	\$163,653	\$84,847	\$48,500	1.0	0.0	0.00	0.00	\$84,847	#DIV/0!	#DIV/0!	0.00	17KBC	
Totals:			\$1,330,000	\$597,000		\$1,330,971	\$338,529	\$339,500	7.0		0.00	0.00						
					Sale. Ratio =>	44.89				Average			Average			Average		
					Std. Dev. =>	6.91				per FF=>	\$48,361	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!	

Extended date range to 4/1/22

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
36 012 99 0012 000	14466 M GIBRALTAR	03/24/23	\$250,050	\$114,700	45.87	\$322,008	(\$35,967)	\$35,991	0.0	0.0	1.00
36 016 99 0005 000	30794 W JEFFERSON	05/01/24	\$155,000	\$60,000	38.71	\$127,402	\$40,526	\$12,928	0.0	0.0	0.36
36 016 99 0010 702	30835 W JEFFERSON	10/25/22	\$62,000	\$34,200	55.16	\$68,391	\$62,000	\$68,391	0.0	0.0	2.21
36 016 99 0010 702	30835 W JEFFERSON	10/22/24	\$125,000	\$34,200	27.36	\$68,391	\$125,000	\$68,391	0.0	0.0	2.21
Totals:			\$592,050	\$243,100		\$586,192	\$191,559	\$185,701	0.0		5.78
					Sale. Ratio =>	41.06	Average			Average	
					Std. Dev. =>	11.74	per FF=>			#DIV/0!	per Net Acre=>

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
1.00	#DIV/0!	(\$35,859)	(\$0.82)	0.00	GMB01
0.36	#DIV/0!	\$112,572	\$2.58	0.00	GMB01
2.21	#DIV/0!	\$28,105	\$0.65	0.00	GMB01
2.21	#DIV/0!	\$56,664	\$1.30	0.00	GMB01
<hr/>					
5.78					
		Average			
33,170.39		per SqFt=>	\$0.76		
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