## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-001 | | 407 | PTA | 31245 COLUMBIA | 08/07/23 | 265,000 | $53,000 | $47,700 | 133,540 | 50.39 | 267,073 | 52,927 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-009 | | 407 | PTA | 31113 COLUMBIA | 05/24/23 | 285,000 | $57,000 | $51,300 | 146,320 | 51.34 | 292,637 | 47,363 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-013 | | 407 | WD | 31063 COLUMBIA | 04/23/25 | 284,000 | $56,800 | $51,120 | 140,430 | 49.45 | 280,869 | 58,131 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-021 | | 407 | PTA | 31120 COLUMBIA | 03/29/24 | 275,000 | $55,000 | $49,500 | 135,520 | 49.28 | 271,033 | 58,967 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-022 | | 407 | PTA | 31128 COLUMBIA | 05/17/24 | 300,000 | $60,000 | $54,000 | 135,230 | 45.08 | 270,467 | 84,533 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-035 | | 407 | WD | 31232 COLUMBIA | 09/18/24 | 327,000 | $65,400 | $58,860 | 150,520 | 46.03 | 301,045 | 80,955 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-039 | | 407 | PTA | 31040 EAGLE | 08/29/24 | 345,800 | $69,160 | $62,244 | 163,010 | 47.14 | 326,014 | 74,786 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-050 | | 407 | PTA | 41500 BELDEN | 07/26/24 | 293,000 | $58,600 | $52,740 | 126,270 | 43.10 | 252,534 | 95,466 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-064 | | 407 | PTA | 41388 BELDEN | 04/22/24 | 345,000 | $69,000 | $62,100 | 166,260 | 48.19 | 332,518 | 67,482 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-071 | | 407 | WD | 41423 BELDEN | 05/20/24 | 290,000 | $58,000 | $52,200 | 131,350 | 45.29 | 262,699 | 82,301 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-079 | | 407 | WD | 41401 CLINTON | 02/28/25 | 325,000 | $65,000 | $58,500 | 157,590 | 48.49 | 315,171 | 64,829 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-091 | | 407 | PTA | 41522 CORNELL | 06/21/24 | 322,000 | $64,400 | $57,960 | 135,890 | 42.20 | 271,777 | 105,223 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-092 | | 407 | WD | 41514 CORNELL | 05/02/25 | 327,000 | $65,400 | $58,860 | 154,390 | 47.21 | 308,772 | 73,228 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-096 | | 407 | WD | 41482 CORNELL | 06/30/23 | 280,000 | $56,000 | $50,400 | 143,160 | 51.13 | 286,322 | 48,678 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-096 | | 407 | PTA | 41482 CORNELL | 07/17/24 | 325,000 | $65,000 | $58,500 | 143,160 | 44.05 | 286,322 | 93,678 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-102 | | 407 | PTA | 41561 CORNELL | 10/01/24 | 280,000 | $56,000 | $50,400 | 131,360 | 46.91 | 262,729 | 72,271 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-109 | | 407 | PTA | 41442 CORNELL | 11/12/24 | 352,000 | $70,400 | $63,360 | 154,880 | 44.00 | 309,750 | 97,250 | 55,000 | |
| MAPLE HILLS OCCP 627 | R0120 | 50-22-01-101-126 | | 407 | PTA | 41305 CORNELL | 04/30/24 | 332,000 | $66,400 | $59,760 | 162,330 | 48.89 | 324,660 | 62,340 | 55,000 | |
| **USE $60,000** | | | | | | | AVERAGE | 308,489 | $61,698 | $55,528 | $145,067 | 47.12 | $290,133 | $73,356 | $55,000 | |
| | | | | | | | MEDIAN | 311,000 | $62,200 | $55,980 | 143,160 | 47.18 | 286,322 | 72,750 | 55,000 | |
| | | | | | | | | | | | | | | | 17.7% | |
| | | | | | | | | | | | | | | | | |
| HAVERHILL FARMS OCCP 912 | R0121 | 50-22-01-102-001 | | 407 | PTA | 31121 CHATSFORD | 06/09/23 | 550,000 | $110,000 | $99,000 | 242,770 | 44.14 | 485,538 | 153,460 | 88,998 | |
| HAVERHILL FARMS OCCP 912 | R0121 | 50-22-01-105-002 | | 407 | PTA | 40832 KINGSLEY | 05/19/25 | 680,000 | $136,000 | $122,400 | 261,390 | 38.44 | 522,780 | 253,160 | 95,940 | |
| HAVERHILL FARMS OCCP 912 | R0121 | 50-22-01-105-006 | | 407 | WD | 40784 KINGSLEY | 11/21/24 | 670,000 | $134,000 | $120,600 | 313,780 | 46.83 | 627,550 | 135,897 | 93,447 | |
| HAVERHILL FARMS OCCP 912 | R0121 | 50-22-01-105-010 | | 407 | WD | 40724 KINGSLEY | 12/01/23 | 570,000 | $114,000 | $102,600 | 275,070 | 48.26 | 550,131 | 108,298 | 88,429 | |
| HAVERHILL FARMS OCCP 912 | R0121 | 50-22-01-126-014 | | 407 | PTA | 31250 KINGSLEY | 10/18/24 | 585,000 | $117,000 | $105,300 | 253,150 | 43.27 | 506,298 | 178,702 | 100,000 | |
| HAVERHILL FARMS OCCP 912 | R0121 | 50-22-01-129-002 | | 407 | PTA | 40655 PAISLEY | 05/23/25 | 580,000 | $116,000 | $104,400 | 246,600 | 42.52 | 493,203 | 174,741 | 87,944 | |
| **USE FF rate** | | | | | | | AVERAGE | 605,833 | 121,167 | 109,050 | 265,460 | 43.91 | 530,917 | 167,376 | 92,460 | |
| **1110 FF** | | | | | | | MEDIAN | 582,500 | 116,500 | 104,850 | 257,270 | 43.71 | 514,539 | 164,101 | 91,223 | |
| | | | | | | | | | 1,226 | 1,103 | | | | 1,727 | 960 | |
| **USE 115,000-larger lots** | | | | | | | | | | | | | | | 15.3% | |
| | | | | | | | | | | | | | | | | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-005 | | 407 | PTA | 40831 LENOX PARK | 04/27/23 | 405,000 | $81,000 | $72,900 | 205,670 | 50.78 | 411,332 | 73,668 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-008 | | 407 | PTA | 40807 LENOX PARK | 03/06/24 | 440,000 | $88,000 | $79,200 | 206,070 | 46.83 | 412,149 | 107,851 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-021 | | 407 | WD | 40748 LENOX PARK | 06/07/24 | 435,000 | $87,000 | $78,300 | 209,540 | 48.17 | 419,080 | 95,920 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-022 | | 407 | WD | 40752 LENOX PARK | 04/10/25 | 420,000 | $84,000 | $75,600 | 199,170 | 47.42 | 398,339 | 101,661 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-027 | | 407 | WD | 40778 LENOX PARK | 09/18/23 | 400,000 | $80,000 | $72,000 | 194,790 | 48.70 | 389,574 | 90,426 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-050 | | 407 | PTA | 40826 LENOX PARK | 08/18/23 | 439,900 | $87,980 | $79,182 | 222,100 | 50.49 | 444,198 | 75,702 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-051 | | 407 | PTA | 40832 LENOX PARK | 09/04/24 | 420,000 | $84,000 | $75,600 | 201,570 | 47.99 | 403,134 | 96,866 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-088 | | 407 | WD | 40492 LENOX PARK | 05/13/24 | 440,000 | $88,000 | $79,200 | 209,530 | 47.62 | 419,066 | 100,934 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-117 | | 407 | WD | 40638 LENOX PARK | 01/07/25 | 450,000 | $90,000 | $81,000 | 198,630 | 44.14 | 397,267 | 132,733 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-144 | | 407 | PTA | 30242 VIEWCREST | 12/07/23 | 435,000 | $87,000 | $78,300 | 216,040 | 49.66 | 432,072 | 82,928 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-166 | | 407 | PTA | 40521 LENOX PARK | 12/04/23 | 425,000 | $85,000 | $76,500 | 227,520 | 53.53 | 455,042 | 49,958 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-179 | | 407 | PTA | 40627 LENOX PARK | 02/16/24 | 420,000 | $84,000 | $75,600 | 200,520 | 47.74 | 401,035 | 98,965 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-181 | | 407 | PTA | 40637 LENOX PARK | 02/29/24 | 439,000 | $87,800 | $79,020 | 224,790 | 51.21 | 449,584 | 69,416 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-206 | | 407 | PTA | 30216 VIEWCREST | 06/21/24 | 430,000 | $86,000 | $77,400 | 219,720 | 51.10 | 439,439 | 70,561 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-214 | | 407 | WD | 40568 LENOX PARK | 04/10/25 | 430,000 | $86,000 | $77,400 | 216,080 | 50.25 | 432,165 | 77,835 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-216 | | 407 | WD | 40578 LENOX PARK | 10/31/23 | 438,500 | $87,700 | $78,930 | 218,150 | 49.75 | 436,309 | 82,191 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-225 | | 407 | PTA | 40622 LENOX PARK | 09/22/23 | 446,000 | $89,200 | $80,280 | 222,220 | 49.83 | 444,432 | 81,568 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-225 | | 407 | WD | 40622 LENOX PARK | 10/11/24 | 428,000 | $85,600 | $77,040 | 222,220 | 51.92 | 444,432 | 63,568 | 80,000 | |
| LENNOX PARK #1693 | R0122 | 50-22-01-326-235 | | 407 | WD | 30141 BRIGHTWOOD | 07/07/23 | 436,000 | $87,200 | $78,480 | 209,150 | 47.97 | 418,307 | 97,693 | 80,000 | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $80,000** | | | | | | | AVERAGE | 430,389 | 86,078 | 77,470 | 211,762 | 49.22 | 423,524 | 86,865 | 80,000 | |
| NO CHANGE | | | | | | | MEDIAN | 435,000 | 87,000 | 78,300 | 209,540 | 49.66 | 419,080 | 82,928 | 80,000 | |
| | | | | | | | | | | | | | | | 18.4% | |
| | | | | | | | | | | | | | | | | |
| SEC 1 ACREAGE | R0150 | | | | | | | | | | | | | | | |
| **NO SALES** | | | | | | | | | | | | | | | | |
| **Building Site-100,000** | | | | | | | | | | | | | | | | |
| **Residual- 33,000** | | | | | | | | | | | | | | | | |
| **Low & Wet- 3,600** | | | | | | | | | | | | | | | | |
| developmental 100,000 | | | | | | | | | | | | | | | | |
| similar to R0250, R2150, R2550 | | | | | | | | | | | | | | | | |
| **older sale** | | | | | | | | | | | | | | | | |
| SEC 1 ACREAGE | R0150 | 50-22-01-100-002 | | 402 | PTA | 41295 FOURTEEN MIL | 10/14/22 | 625,000 | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| WOODS OF NOVI | R0201 | 50-22-02-381-011 | | 401 | WD | 29655 ENGLISH | 01/22/25 | 565,000 | $113,000 | $101,700 | 240,130 | 42.50 | 480,256 | 164,784 | 80,040 | |
| WOODS OF NOVI | R0201 | 50-22-02-382-043 | | 401 | WD | 29606 ENGLISH | 01/08/25 | 410,000 | $82,000 | $73,800 | 194,330 | 47.40 | 388,652 | 104,338 | 82,990 | |
| **USE FF rate** | | | | | | | AVERAGE | 487,500 | 97,500 | 87,750 | 217,230 | 44.95 | 434,454 | 134,561 | 81,515 | |
| **1,000 FF** | | | | | | | MEDIAN | 487,500 | 97,500 | 87,750 | 217,230 | 44.95 | 434,454 | 134,561 | 81,515 | |
| | | | | | | | | | 1,100 | 990 | | | | 1,519 | 16.7% | |
| | | | | | | | | | | | | | | | | |
| EAST LAKE RESIDENTIAL | R0202 | | | | | | | | | | | | | | | |
| **NO SALES** | | | | | | | | | | | | | | | | |
| A-RES-LAKE ACCESS 1300FF | | | | | | | | | | | | | | | | |
| B-RES-NO ACCESS 1000FF | | | | | | | | | | | | | | | | |
| older sale | | | | | | | | | | | | | | | | |
| 50-22-02-177-037 | R0202 | | | 402 | | 30551 NOVI | 06/27/22 | 280,000 | | | | | | | 174,548 | |
| see lake property analysis | | | | | | | | 918 | | | | | | | 572 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| LAKEVIEW HILLS | R0203 | | | | | | | | | | | | | | | |
| **NO SALES** | | | | | | | | | | | | | | | | |
| **USE $80,000** | | | | | | | | | | | | | | | | |
| see R0250 | | | | | | | | | | | | | | | | |
| **SEE402 22-02-400-008 SP 125K, 10/2019** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Cenaqua Shores | R0204 | 50-22-02-358-010 | | 401 | PTA | 224 ENDWELL | 11/12/24 | 235,000 | $47,000 | $42,300 | 89,330 | 38.01 | 178,669 | 84,935 | 28,604 | |
| Cenaqua Shores | R0204 | 50-22-02-359-038 | | 401 | PTA | 235 ENDWELL | 05/03/23 | 235,000 | $47,000 | $42,300 | 98,980 | 42.12 | 197,967 | 101,286 | 64,253 | |
| **USE FF rate** | | | | | | | AVERAGE | 235,000 | 47,000 | 42,300 | 94,155 | 40.07 | 188,318 | 93,111 | 46,429 | |
| **750 FF** | | | | | | | MEDIAN | 235,000 | 47,000 | 42,300 | 94,155 | 40.07 | 188,318 | 93,111 | 46,429 | |
| NO CHANGE | | | | | | | | | 759 | 683 | | | | 1,504 | 19.8% | |
| older sale | | | | | | | | | | | | | | | | |
| Cenaqua Shores | R0204 | 50-22-02-331-006 | | 402 | PTA | 1410 PARAMOUNT ST | 01/25/19 | 52,000 | 867 | | | | | | 41,438 | |
| Cenaqua Shores | R0204 | 50-22-02-332-015 | | 402 | WD | | 12/15/20 | 50,000 | 309 | | | | | | 58,135 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-067 | | 407 | PTA | 41645 CHARLESTON | 08/28/24 | 327,500 | $65,500 | $58,950 | 168,240 | 51.37 | 336,477 | 56,023 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-096 | | 407 | PTA | 41694 KENILWORTH | 09/06/24 | 420,000 | $84,000 | $75,600 | 208,620 | 49.67 | 417,239 | 67,761 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-110 | | 407 | WD | 41575 KENILWORTH | 02/06/25 | 416,400 | $83,280 | $74,952 | 206,460 | 49.58 | 412,916 | 68,484 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-099 | | 407 | PTA | 41670 KENILWORTH | 08/25/23 | 425,000 | $85,000 | $76,500 | 206,910 | 48.68 | 413,826 | 76,174 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-108 | | 407 | PTA | 41582 KENILWORTH | 08/15/24 | 360,000 | $72,000 | $64,800 | 173,700 | 48.25 | 347,397 | 77,603 | 65,000 | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-120 | | 407 | PTA | 30725 SANDALWOOD | 10/01/24 | 370,000 | $74,000 | $66,600 | 177,550 | 47.99 | 355,091 | 79,909 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-059 | | 407 | PTA | 31092 ARLINGTON | 07/14/23 | 391,000 | $78,200 | $70,380 | 186,710 | 47.75 | 373,429 | 82,571 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-158 | | 407 | WD | 31044 SILVERDALE | 04/09/24 | 440,000 | $88,000 | $79,200 | 209,510 | 47.62 | 419,013 | 85,987 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-001 | | 407 | PTA | 31197 BARRINGTON | 03/13/24 | 399,999 | $80,000 | $72,000 | 189,950 | 47.49 | 379,904 | 85,095 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-220 | | 407 | PTA | 30987 TANGLEWOOD | 06/26/23 | 470,000 | $94,000 | $84,600 | 219,130 | 46.62 | 438,256 | 96,744 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-089 | | 407 | PTA | 41503 CYPRESS | 09/01/23 | 332,000 | $66,400 | $59,760 | 153,370 | 46.20 | 306,739 | 90,261 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-114 | | 407 | WD | 41681 KENILWORTH | 06/03/24 | 315,000 | $63,000 | $56,700 | 144,830 | 45.98 | 289,661 | 90,339 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-215 | | 407 | PTA | 30718 TANGLEWOOD | 10/21/24 | 325,000 | $65,000 | $58,500 | 149,390 | 45.97 | 298,786 | 91,214 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-075 | | 407 | PTA | 30943 SAVANNAH | 07/12/24 | 395,000 | $79,000 | $71,100 | 180,690 | 45.74 | 361,374 | 98,626 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-209 | | 407 | PTA | 30764 TANGLEWOOD | 07/02/24 | 411,000 | $82,200 | $73,980 | 184,830 | 44.97 | 369,656 | 106,344 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-144 | | 407 | PTA | 31045 SENECA | 09/01/23 | 338,000 | $67,600 | $60,840 | 151,870 | 44.93 | 303,747 | 99,253 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-118 | | 407 | OTH | 30709 SANDALWOOD | 03/05/25 | 382,500 | $76,500 | $68,850 | 171,320 | 44.79 | 342,646 | 104,854 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-011 | | 407 | PTA | 31146 SENECA | 03/18/24 | 400,000 | $80,000 | $72,000 | 177,620 | 44.41 | 355,236 | 109,764 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-044 | | 407 | PTA | 31091 AUGUSTA | 11/04/24 | 396,000 | $79,200 | $71,280 | 175,210 | 44.24 | 350,419 | 110,581 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-145 | | 407 | PTA | 41665 CHARLESTON | 08/30/24 | 391,000 | $78,200 | $70,380 | 167,830 | 42.92 | 335,655 | 120,345 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-105 | | 407 | PTA | 41622 KENILWORTH | 07/31/24 | 450,000 | $90,000 | $81,000 | 184,650 | 41.03 | 369,293 | 145,707 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-079 | | 407 | PTA | 41526 CYPRESS | 11/12/24 | 487,000 | $97,400 | $87,660 | 191,590 | 39.34 | 383,171 | 168,829 | 65,000 | |
| Maple Greens OCCP 628 | R0221 | 50-22-02-226-005 | | 407 | WD | 31231 BARRINGTON | 08/21/24 | 499,000 | $99,800 | $89,820 | 193,840 | 38.85 | 387,685 | 176,315 | 65,000 | |
| **USE $75,000** | | | | | | | AVERAGE | 397,452 | 79,490 | 71,541 | 181,470 | 45.84 | 362,940 | 99,512 | 65,000 | |
| | | | | | | | MEDIAN | 396,000 | 79,200 | 71,280 | 180,690 | 45.98 | 361,374 | 91,214 | 65,000 | |
| | | | | | | | | | | | | | | | 16.4% | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-294 | | 407 | PTA | 31155 LIVINGSTON | 04/14/23 | 250,000 | $50,000 | $45,000 | 136,200 | 54.48 | 272,392 | 26,608 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-103 | | 407 | PTA | 41853 CANTEBURY | 04/20/23 | 250,000 | $50,000 | $45,000 | 136,260 | 54.50 | 272,515 | 26,485 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-039 | | 407 | PTA | 41999 ARROWHEAD | 04/27/23 | 258,000 | $51,600 | $46,440 | 131,000 | 50.78 | 261,992 | 45,008 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-194 | | 407 | WD | 41675 MAGNOLIA | 05/01/23 | 309,500 | $61,900 | $55,710 | 157,370 | 50.85 | 314,741 | 43,759 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-123 | | 407 | PTA | 41907 CANTEBURY | 06/07/23 | 298,500 | $59,700 | $53,730 | 143,710 | 48.14 | 287,423 | 60,077 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-131 | | 407 | PTA | 41858 CANTEBURY | 07/24/23 | 285,000 | $57,000 | $51,300 | 146,680 | 51.47 | 293,362 | 40,638 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-037 | | 407 | WD | 41995 ARROWHEAD | 07/31/23 | 269,500 | $53,900 | $48,510 | 125,370 | 46.52 | 250,739 | 67,761 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-288 | | 407 | WD | 31137 CENTENNIAL | 08/31/23 | 287,500 | $57,500 | $51,750 | 143,170 | 49.80 | 286,346 | 50,154 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-128 | | 407 | PTA | 41872 CANTEBURY | 09/22/23 | 291,000 | $58,200 | $52,380 | 137,190 | 47.14 | 274,382 | 65,618 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-027 | | 407 | PTA | 41613 BLAIR | 09/28/23 | 240,000 | $48,000 | $43,200 | 118,030 | 49.18 | 236,052 | 52,948 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-025 | | 407 | PTA | 41609 BLAIR | 11/20/23 | 279,000 | $55,800 | $50,220 | 138,030 | 49.47 | 276,067 | 51,933 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-202 | | 407 | PTA | 41692 MAGNOLIA | 12/28/23 | 302,000 | $60,400 | $54,360 | 151,940 | 50.31 | 303,884 | 47,116 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-233 | | 407 | WD | 41765 PRIMROSE | 01/11/24 | 326,000 | $65,200 | $58,680 | 153,490 | 47.08 | 306,978 | 68,022 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-003 | | 407 | PTA | 41695 JUNIPER | 01/31/24 | 285,000 | $57,000 | $51,300 | 125,530 | 44.05 | 251,064 | 82,936 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-168 | | 407 | PTA | 41767 WEBSTER | 02/29/24 | 285,000 | $57,000 | $51,300 | 136,250 | 47.81 | 272,504 | 61,496 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-304 | | 407 | PTA | 31187 LIVINGSTON | 03/08/24 | 317,000 | $63,400 | $57,060 | 136,280 | 42.99 | 272,553 | 93,447 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-302 | | 407 | PTA | 31179 LIVINGSTON | 04/01/24 | 314,000 | $62,800 | $56,520 | 162,520 | 51.76 | 325,042 | 37,958 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-193 | | 407 | PTA | 41703 MAGNOLIA | 06/06/24 | 284,000 | $56,800 | $51,120 | 117,360 | 41.32 | 234,710 | 98,290 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-201 | | 407 | PTA | 41694 MAGNOLIA | 07/10/24 | 330,000 | $66,000 | $59,400 | 133,180 | 40.36 | 266,350 | 112,650 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-074 | | 407 | PTA | 30664 VINE | 08/16/24 | 284,000 | $56,800 | $51,120 | 132,740 | 46.74 | 265,473 | 67,527 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-231 | | 407 | PTA | 30997 CENTENNIAL | 08/23/24 | 298,000 | $59,600 | $53,640 | 140,790 | 47.24 | 281,578 | 65,422 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-067 | | 407 | PTA | 41810 INDEPENDENC | 09/03/24 | 305,000 | $61,000 | $54,900 | 123,530 | 40.50 | 247,059 | 106,941 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-209 | | 407 | PTA | 41778 WEBSTER | 10/15/24 | 301,000 | $60,200 | $54,180 | 140,850 | 46.79 | 281,696 | 68,304 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-044 | | 407 | WD | 41840 CANTEBURY | 12/12/24 | 289,900 | $57,980 | $52,182 | 143,680 | 49.56 | 287,360 | 51,540 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-143 | | 407 | PTA | 30895 JASPER | 01/17/25 | 270,000 | $54,000 | $48,600 | 117,440 | 43.50 | 234,871 | 84,129 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-154 | | 407 | WD | 30896 JASPER | 03/18/25 | 255,000 | $51,000 | $45,900 | 131,520 | 51.58 | 263,045 | 40,955 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-012 | | 407 | WD | 41683 JUNIPER | 04/04/25 | 240,000 | $48,000 | $43,200 | 132,860 | 55.36 | 265,717 | 23,283 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-166 | | 407 | WD | 41919 CANTEBURY | 04/30/25 | 287,000 | $57,400 | $51,660 | 127,120 | 44.29 | 254,233 | 81,767 | 49,000 | |
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-240 | | 407 | PTA | 30987 BLUERIDGE | 04/30/25 | 285,000 | $57,000 | $51,300 | 142,910 | 50.14 | 285,821 | 48,179 | 49,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MAPLE POINTE OCCP 709 | R0222 | 50-22-02-202-064 | | 407 | WD | 41816 INDEPENDENC | 05/09/25 | 335,000 | $67,000 | $60,300 | 130,800 | 39.04 | 261,602 | 122,398 | 49,000 | |
| **USE $55,000** | | | | | | | AVERAGE | 287,030 | 57,406 | 51,665 | 136,460 | 47.76 | 272,918 | 63,112 | 49,000 | |
| | | | | | | | MEDIAN | 286,000 | 57,200 | 51,480 | 136,255 | 47.98 | 272,510 | 60,787 | 49,000 | |
| | | | | | | | | | | | | | | | 17.1% | |
| | | | | | | | | | | | | | | | | |
| MAPLE HEIGHTS OCCP 750 | R0223 | 50-22-02-251-020 | | 407 | PTA | 41643 SLEEPY HOLLO | 05/02/23 | 291,000 | $58,200 | $52,380 | 137,360 | 47.20 | 274,724 | 76,276 | 60,000 | |
| MAPLE HEIGHTS OCCP 750 | R0223 | 50-22-02-251-022 | | 407 | PTA | 41649 SLEEPY HOLLO | 07/03/24 | 328,000 | $65,600 | $59,040 | 158,390 | 48.29 | 316,784 | 71,216 | 60,000 | |
| MAPLE HEIGHTS OCCP 750 | R0223 | 50-22-02-251-025 | | 407 | PTA | 41666 SLEEPY HOLLO | 10/27/23 | 330,000 | $66,000 | $59,400 | 174,070 | 52.75 | 348,138 | 41,862 | 60,000 | |
| MAPLE HEIGHTS OCCP 750 | R0223 | 50-22-02-251-027 | | 407 | WD | 41672 SLEEPY HOLLO | 04/28/23 | 340,000 | $68,000 | $61,200 | 178,900 | 52.62 | 357,798 | 42,202 | 60,000 | |
| MAPLE HEIGHTS OCCP 750 | R0223 | 50-22-02-251-028 | | 407 | PTA | 41667 SLEEPY HOLLO | 05/19/23 | 400,000 | $80,000 | $72,000 | 187,130 | 46.78 | 374,250 | 85,750 | 60,000 | |
| MAPLE HEIGHTS OCCP 750 | R0223 | 50-22-02-251-040 | | 407 | PTA | 41701 SLEEPY HOLLO | 01/10/24 | 355,000 | $71,000 | $63,900 | 172,730 | 48.66 | 345,461 | 69,539 | 60,000 | |
| **USE $60,000** | | | | | | | AVERAGE | 340,667 | 68,133 | 61,320 | 168,097 | 49.38 | 336,193 | 64,474 | 60,000 | |
| NO CHANGE | | | | | | | MEDIAN | 335,000 | 67,000 | 60,300 | 173,400 | 48.47 | 346,800 | 70,378 | 60,000 | |
| | | | | | | | | | | | | | | | 17.9% | |
| **MORGAN CREEK ESTATES OCCP 1370** | R0224 | | | | | | | | | | | | | | | |
| **NO SALES** | | | | | | | | | | | | | | | | |
| **USE $87,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| appears similar to R0201 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 2 LAKEFRONT | R0230 | 50-22-02-151-019 | | 401 | WD | 1258 EAST LAKE | 06/08/23 | 180,000 | | | 87,350 | 48.53 | 174,702 | 150,561 | 145,263 | |
| | | | | | | | | 6,443 | | | | | | 5,390 | | LAKE PAD |
| SEC 2 LAKEFRONT | R0230 | 50-22-02-151-028 | | 401 | PTA | 1294 EAST LAKE | 05/09/23 | 550,000 | $110,000 | $99,000 | 246,510 | 44.82 | 493,026 | 277,068 | 220,094 | |
| | | | | | | | | 12,994 | | | | | | 6,546 | | LAKEFRONT |
| USE FF RATE | | | | | | | | | | | | | | | | |
| **USE 3,000 FF LAKE PAD** | | | | | | | | | | | | | | | | |
| **USE 5,500 FF ON LAKE** | | | | | | | | | | | | | | | | |
| **SEE SUPPORT WITH VACANT LAKE LAND SALES** | | | | | | | | | | | | | | | | |
| per lake property review | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 2 E SIDE - OFFLAKE | R0240 | 50-22-02-127-018 | 50-22-02 | 401 | PTA | 1217 EAST LAKE | 08/15/24 | 1,280,000 | $256,000 | $230,400 | 441,960 | 34.53 | 883,920 | 672,646 | 276,566 | |
| SEC 2 E SIDE - OFFLAKE | R0240 | 50-22-02-376-010 | 50-22-02 | 401 | PTA | 1515 EAST LAKE | 06/21/24 | 715,000 | $143,000 | $128,700 | 315,570 | 44.14 | 631,142 | 266,006 | 182,148 | |
| USE FF RATE | | | | | | | AVERAGE | 997,500 | 199,500 | 179,550 | 378,765 | 39.33 | 757,531 | 469,326 | 229,357 | |
| **USE 2,300 FF OFFLAKE PAD** | | | | | | | MEDIAN | 997,500 | 199,500 | 179,550 | 378,765 | 39.33 | 757,531 | 469,326 | 229,357 | |
| **SEE SUPPORT WITH VACANT LAKE LAND SALES** | | | | | | | | | 3,396 | 3,056 | | | | 7,989 | 23.0% | |
| **USE 3,000 FF LAKE PAD** | | | | | | | | | | | | | | | | |
| per lake property review | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **outlier-after sale property fire** | | | | | | | | | | | | | | | | |
| SEC 2 E SIDE - OFFLAKE | R0240 | 50-22-02-328-007 | 50-22-02 | 402 | PTA | 1369 EAST LAKE | 06/09/23 | 505,000 | $101,000 | $90,900 | 345,620 | 68.44 | 691,230 | 120,774 | 307,004 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 2 ACREAGE | R0250 | | | | | | | | | | | | | | | |
| **NO SALES** | | | | | | | | | | | | | | | | |
| **Building Site-100,000** | | | | | | | | | | | | | | | | |
| **Residual- 33,000** | | | | | | | | | | | | | | | | |
| **Low & Wet- 3,600** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **SEE402 22-02-400-008 SP 125K, 10/2019** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| HAWTHORN/ LAKE WALL | R0301 | 50-22-03-129-008 | | 401 | PTA | 1506 LEBENTA | 09/20/24 | 159,000 | $31,800 | $28,620 | 67,620 | 42.53 | 135,244 | 60,199 | 36,443 | 47,700 |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| USE FF RATE | | | | | | | | | | | | | | | | |
| **A-1,000** | | | | | | | | | 698 | | | | | 1,321 | | 1,047 |
| 25% increase | | | | | | | | | | | | | | | | |
| HAWTHORN/ LAKE WALL | R0301 | 50-22-03-128-005 | | 401 | LC | 139 REXTON | 07/02/24 | 210,000 | $42,000 | $37,800 | 92,250 | 43.93 | 184,491 | 71,217 | 45,708 | 63,000 |
| HAWTHORN/ LAKE WALL | R0301 | 50-22-03-202-001 | | 401 | PTA | 135 NORTH HAVEN | 06/14/24 | 425,000 | $85,000 | $76,500 | 198,990 | 46.82 | 397,988 | 105,328 | 78,316 | 127,500 |
| **B-LAKE ACCESS-1,300** | | | | | | | AVERAGE | 317,500 | 63,500 | 57,150 | 145,620 | 45.37 | 291,240 | 88,273 | 62,012 | 95,250 |
| | | | | | | | MEDIAN | 317,500 | 63,500 | 57,150 | 145,620 | 45.37 | 291,240 | 88,273 | 62,012 | 95,250 |
| lake property review | | | | | | | | | 1,024 | 922 | | | | 1,423 | 1,000 | 1,536 |
| | | | | | | | | | | | | | | | 20% | |
| | | | | | | | | | | | | | | | | |
| Sec 3 S Side-Res | R0302 | 50-22-03-376-008 | | 401 | PTA | 155 BUFFINGTON | 05/24/24 | 600,000 | $120,000 | $108,000 | 284,740 | 47.46 | 569,485 | 119,460 | 88,945 | 180,000 |
| Sec 3 S Side-Res | R0302 | 50-22-03-379-012 | | 401 | PTA | 142 EUBANK | 04/24/24 | 318,000 | $63,600 | $57,240 | 136,630 | 42.97 | 273,257 | 86,351 | 41,608 | 95,400 |
| Sec 3 S Side-Res | R0302 | 50-22-03-380-006 | | 401 | PTA | 135 EUBANK | 04/14/23 | 322,500 | $64,500 | $58,050 | 147,290 | 45.67 | 294,589 | 75,232 | 47,321 | 96,750 |
| Sec 3 S Side-Res | R0302 | 50-22-03-381-014 | | 401 | PTA | 915 LEMAY | 06/20/23 | 470,000 | $94,000 | $84,600 | 211,570 | 45.01 | 423,133 | 94,501 | 47,634 | 141,000 |
| Sec 3 S Side-Res | R0302 | 50-22-03-451-012 | 50-22-03 | 401 | PTA | 130 MAUDLIN | 04/17/23 | 160,000 | $32,000 | $28,800 | 83,310 | 52.07 | 166,614 | 45,732 | 52,346 | 48,000 |
| USE FF RATE | | | | | | | AVERAGE | 374,100 | 74,820 | 67,338 | 172,708 | 46.64 | 345,416 | 84,255 | 55,571 | 112,230 |
| **B-LAKE ACCESS-1,300** | | | | | | | MEDIAN | 322,500 | 64,500 | 58,050 | 147,290 | 45.67 | 294,589 | 86,351 | 47,634 | 96,750 |
| **A-850** | | | | | | | | | 1,164 | 1,048 | | | | 1,559 | 860 | 1,747 |
| NO SALES | | | | | | | | | | | | | | | 15% | |
| lake property review | | | | | | | | | | | | | | | | |
| vacant sale-sold twice | | | | | | | | | | | | | | | | |
| Sec 3 S Side-Res | R0302 | 50-22-03-331-007 | | 402 | WD | 130 BUFFINGTON | 12/17/24 | 86,000 | | | 28,620 | | 37,428 | | 37,428 | 2,150 |
| Sec 3 S Side-Res | R0302 | 50-22-03-331-007 | | 402 | PTA | 130 BUFFINGTON | 09/29/23 | 67,000 | | | | | | | | 1,675 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| LILLEY POND | R0303 | 50-22-03-351-036 | | 401 | PTA | 29740 LILLEY | 09/03/24 | 465,000 | $93,000 | $83,700 | 231,270 | 49.74 | 462,548 | 82,452 | 80,000 | |
| LILLEY POND | R0303 | 50-22-03-351-036 | | 401 | PTA | 29740 LILLEY | 11/05/24 | 573,000 | $114,600 | $103,140 | 231,270 | 40.36 | 462,548 | 190,452 | 80,000 | |
| **USE $98,000** | | | | | | | AVERAGE | 519,000 | 103,800 | 93,420 | 231,270 | 45.05 | 462,548 | 136,452 | 80,000 | |
| | | | | | | | MEDIAN | 519,000 | 103,800 | 93,420 | 231,270 | 45.05 | 462,548 | 136,452 | 80,000 | |
| | | | | | | | | | | | | | | | 15% | |
| | | | | | | | | | | | | | | | | |
| BLOMFIELD SUB | R0304 | 50-22-03-153-010 | | 401 | WD | 2000 SOUTH LAKE | 09/13/24 | 295,000 | $59,000 | $53,100 | 128,380 | 43.52 | 256,750 | 116,842 | 78,592 | $73,750 |
| | | | | | | | | | | | | | | 699 | 470 | 922 |
| USE FF RATE-STD 80FF | | | | | | | | | | | | | | | | |
| **A-630 FF** | | | | | | | | | | | | | | | | |
| **B-LAKE ACCESS-800 FF** | | | | | | | | | | | | | | | | |
| NO SALES | | | | | | | | | | | | | | | | |
| lake property review | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **bldg site - 55,000** | | | | | | | | | | | | | | | | |
| **residual 18,200** | | | | | | | | | | | | | | | | |
| **low & wet 3,600** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| NORTH HAVEN WOODS | R0305 | | | | | | | | | | | | | | | |
| **USE $105,000** | | | | | | | | | | | | | | | | |
| NO SALES | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Windward Bay OCCP 669 | R0320 | 50-22-03-126-014 | | 407 | PTA | 45000 BAYVIEW | 03/27/24 | 194,000 | $38,800 | $34,920 | 91,520 | 47.18 | 183,039 | 43,961 | 33,000 | |
| Windward Bay OCCP 669 | R0320 | 50-22-03-126-052 | | 407 | WD | 44900 BAYVIEW | 03/08/24 | 190,250 | $38,050 | $34,245 | 95,330 | 50.11 | 190,655 | 32,595 | 33,000 | |
| **USE $35,000** | | | | | | | AVERAGE | 192,125 | 38,425 | 34,583 | 93,425 | 48.64 | 186,847 | 38,278 | 33,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | MEDIAN | 192,125 | 38,425 | 34,583 | 93,425 | 48.64 | 186,847 | 38,278 | 33,000 | |
| | | | | | | | | | | | | | | | 17% | |
| HARBOR COVE OCCP 439 | R0321 | 50-22-03-131-049 | | 407 | PTA | 1681 HARBOR | 02/23/24 | 317,000 | $63,400 | $57,060 | 153,620 | 48.46 | 307,237 | 54,763 | 45,000 | |
| **A-USE $55,000** | | | | | | | | | | | | | | | | |
| **B-ON LAKE USE $ 100,000** | | | | | | | | | | | | | | | | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-025 | | 407 | PTA | 1127 SOUTH LAKE | 07/09/24 | 170,000 | $34,000 | $30,600 | 74,240 | 43.67 | 148,487 | 63,513 | 42,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-006 | | 407 | PTA | 1127 SOUTH LAKE | 12/01/23 | 193,000 | $38,600 | $34,740 | 91,880 | 47.61 | 183,764 | 39,236 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-010 | | 407 | WD | 1127 SOUTH LAKE | 09/21/23 | 135,000 | $27,000 | $24,300 | 67,450 | 49.96 | 134,906 | 30,094 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-021 | | 407 | PTA | 1127 SOUTH LAKE | 04/29/24 | 189,900 | $37,980 | $34,182 | 91,880 | 48.38 | 183,764 | 36,136 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-031 | | 407 | WD | 1127 SOUTH LAKE | 06/14/23 | 180,000 | $36,000 | $32,400 | 92,730 | 51.52 | 185,457 | 24,543 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-033 | | 407 | PTA | 1127 SOUTH LAKE | 05/19/23 | 134,000 | $26,800 | $24,120 | 68,240 | 50.93 | 136,487 | 27,513 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-037 | | 407 | PTA | 1127 SOUTH LAKE | 06/16/23 | 199,900 | $39,980 | $35,982 | 92,730 | 46.39 | 185,457 | 44,443 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-037 | | 407 | WD | 1127 SOUTH LAKE | 02/04/25 | 199,900 | $39,980 | $35,982 | 92,730 | 46.39 | 185,457 | 44,443 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-038 | | 407 | PTA | 1127 SOUTH LAKE | 05/06/24 | 200,000 | $40,000 | $36,000 | 70,790 | 35.40 | 141,579 | 88,421 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-041 | | 407 | PTA | 1127 SOUTH LAKE | 05/23/23 | 183,000 | $36,600 | $32,940 | 92,730 | 50.67 | 185,457 | 27,543 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0323 | 50-22-03-383-047 | | 407 | WD | 1155 SOUTH LAKE | 03/28/25 | 185,000 | $37,000 | $33,300 | 90,370 | 48.85 | 180,748 | 34,252 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0323 | 50-22-03-383-062 | | 407 | PTA | 1155 SOUTH LAKE | 07/12/24 | 145,000 | $29,000 | $26,100 | 69,100 | 47.66 | 138,191 | 36,809 | 30,000 | |
| SOUTH POINTE OCCP 687 | R0323 | 50-22-03-383-071 | | 407 | PTA | 1155 SOUTH LAKE | 12/18/24 | 190,000 | $38,000 | $34,200 | 92,150 | 48.50 | 184,300 | 35,700 | 30,000 | |
| **USE $35,000** | | | | | | | AVERAGE | 177,892 | 35,578 | 32,021 | 84,398 | 47.69 | 168,797 | 39,094 | 30,000 | |
| | | | | | | | MEDIAN | 187,450 | 37,490 | 33,741 | 91,880 | 48.44 | 183,764 | 35,918 | 30,000 | |
| | | | | | | | | | | | | | | | 16% | |
| outlier | | | | | | | | | | | | | | | | |
| SOUTH POINTE OCCP 687 | R0322 | 50-22-03-383-035 | | 407 | PTA | 1127 SOUTH LAKE | 04/28/23 | 162,000 | $32,400 | $29,160 | 92,730 | 57.24 | 185,457 | 6,543 | 30,000 | |
| SUMMERLIN OCCP 1460 | R0324 | 50-22-03-134-012 | | 407 | PTA | 44758 LARKSPUR | 02/07/24 | 515,000 | $103,000 | $92,700 | 248,870 | 48.32 | 497,737 | 107,263 | 90,000 | |
| **USE $100,000** | | | | | | | | | | | | | | | | |
| SCENIC PINES ESTATES | R0325 | | | | | | | | | | | | | | | |
| **USE $85,000** | | | | | | | | | | | | | | | | |
| SEC 3 W SIDE-LAKE | R0330 | 50-22-03-131-002 | | 401 | WD | 1517 WEST LAKE | 07/18/24 | 712,500 | $142,500 | $128,250 | 262,560 | 36.85 | 525,113 | 452,571 | 265,184 | 249,375 |
| SEC 3 W SIDE-LAKE | R0330 | 50-22-03-155-015 | | 401 | PTA | 2109 WEST LAKE | 06/27/23 | 808,000 | $161,600 | $145,440 | 403,600 | 49.95 | 807,191 | 189,434 | 188,625 | 282,800 |
| SEC 3 W SIDE-LAKE | R0330 | 50-22-03-131-004 | | 401 | WD | 1529 WEST LAKE | 05/05/25 | 450,000 | $90,000 | $81,000 | 195,540 | 43.45 | 391,078 | 245,033 | 186,111 | 157,500 |
| USE FF RATE | | | | | | | AVERAGE | 656,833 | 131,367 | 118,230 | 287,233 | 43.42 | 574,461 | 295,679 | 213,307 | 229,892 |
| **USE 5,500 FF ON LAKE** | | | | | | | MEDIAN | 712,500 | 142,500 | 128,250 | 262,560 | 43.45 | 525,113 | 245,033 | 188,625 | 249,375 |
| lake property review | | | | | | | | | 3,551 | 3,196 | | | | 6,106 | | 6,214 |
| **see SUPPORT WITH VACANT LAKE LAND SALES** | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sec 3 Shawood Lake | R0332 | 50-22-03-481-003 | | 401 | PTA | 315 ELM | 05/12/23 | 260,000 | $52,000 | $46,800 | 134,090 | 51.57 | 268,181 | 72,063 | 80,244 | 91,000 |
| Sec 3 Shawood Lake | R0332 | 50-22-03-481-014 | | 401 | PTA | 301 DUANA | 03/15/24 | 590,000 | $118,000 | $106,200 | 293,670 | 49.77 | 587,335 | 72,583 | 69,918 | 206,500 |
| Sec 3 Shawood Lake | R0332 | 50-22-03-483-009 | | 401 | WD | 209 CHARLOTTE | 06/11/24 | 485,000 | $97,000 | $87,300 | 238,500 | 49.18 | 476,999 | 131,515 | 123,514 | 169,750 |
| USE FF RATE | | | | | | | AVERAGE | 445,000 | 89,000 | 80,100 | 222,087 | 50.17 | 444,172 | 92,054 | 91,225 | 155,750 |
| **LAKEFRONT 2300 FF** | | | | | | | MEDIAN | 485,000 | 97,000 | 87,300 | 238,500 | 49.77 | 476,999 | 72,583 | 80,244 | 169,750 |
| **OFFLAKE 1000 FF** | | | | | | | | | 2,176 | 1,958 | | | | 1,628 | 1,800 | 3,808 |
| **LAKEFRONT SA 2300 FF** | | | | | | | | | | | | | | | | |
| lake property review | | | | | | | | | | | | | | | | |
| SEC 3 S SIDE-OFF LAKE | R0341 | 50-22-03-477-002 | 50-22-03 | 401 | WD | 425 SOUTH LAKE | 07/01/24 | 1,413,750 | $282,750 | $254,475 | 699,110 | 49.45 | 1,398,217 | 311,848 | 296,315 | 494,813 |
| **OFFLAKE 2,000 FF** | | | | | | | | | 2,637 | 2,373 | | | | | 2,763 | 4,615 |
| **LAKEPAD 2,500 FF** | | | | | | | | | | | | | | | | |
| **OFFLAKE W/SA USE 2,000 FF** | | | | | | | | | | | | | | | | |
| **ONLAKE 4,800 FF** | | | | | | | | | | | | | | | | |
| lake property review | | | | | | | | | | | | | | | | |
| SEC 3 Acreage | R0350 | | | | | | | | | | | | | | | |
| **Building Site- $85,000** | | | | | | | | | | | | | | | | |
| **Residual- $28,000** | | | | | | | | | | | | | | | | |
| **Low & wet- $3,600** | | | | | | | | | | | | | | | | |
| no sales | | | | | | | | | | | | | | | | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-251-011 | | 401 | WD | 45692 BRISTOL | 10/17/24 | 650,000 | $130,000 | $117,000 | 306,910 | 47.22 | 613,827 | 152,600 | 116,427 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-253-008 | | 401 | PTA | 45651 MARLBOROUGI | 08/07/23 | 670,000 | $134,000 | $120,600 | 317,070 | 47.32 | 634,145 | 160,855 | 125,000 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-253-009 | | 401 | PTA | 45643 MARLBOROUGI | 08/02/24 | 885,000 | $177,000 | $159,300 | 340,080 | 38.43 | 680,166 | 329,834 | 125,000 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-253-010 | | 401 | WD | 45635 MARLBOROUGI | 04/11/25 | 749,900 | $149,980 | $134,982 | 324,780 | 43.31 | 649,553 | 225,347 | 125,000 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-253-028 | | 401 | WD | 45823 BRISTOL | 05/02/25 | 615,000 | $123,000 | $110,700 | 265,920 | 43.24 | 531,849 | 193,260 | 110,109 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-402-003 | | 401 | PTA | 30370 BALFOUR | 10/16/24 | 750,000 | $150,000 | $135,000 | 325,730 | 43.43 | 651,454 | 201,979 | 103,433 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-402-008 | | 401 | PTA | 45686 BALFOUR | 08/19/24 | 660,000 | $132,000 | $118,800 | 294,240 | 44.58 | 588,481 | 189,715 | 118,196 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-403-004 | | 401 | WD | 30319 STERLING | 12/27/24 | 700,000 | $140,000 | $126,000 | 306,320 | 43.76 | 612,645 | 200,466 | 113,111 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-403-009 | | 401 | WD | 30245 STERLING | 06/16/23 | 625,000 | $125,000 | $112,500 | 295,300 | 47.25 | 590,591 | 159,409 | 125,000 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-403-015 | | 401 | PTA | 45637 SOUTH LAKE | 05/25/23 | 753,750 | $150,750 | $135,675 | 322,610 | 42.80 | 645,219 | 221,444 | 112,913 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-403-016 | | 401 | PTA | 45625 SOUTH LAKE | 07/31/24 | 625,000 | $125,000 | $112,500 | 274,880 | 43.98 | 549,758 | 183,083 | 107,841 | |
| BRISTOL CORNERS / BC SOUTH | R0401 | 50-22-04-404-007 | | 401 | PTA | 45588 SOUTH LAKE | 09/16/24 | 630,000 | $126,000 | $113,400 | 327,200 | 51.94 | 654,397 | 99,103 | 123,500 | |
| Bristol Corners North | R0402 | 50-22-04-429-017 | | 401 | PTA | 30364 PENNINGTON | 07/15/24 | 799,900 | $159,980 | $143,982 | 308,170 | 38.53 | 616,340 | 292,010 | 108,450 | |
| Bristol Corners North | R0402 | 50-22-04-429-021 | | 401 | PTA | 30316 PENNINGTON | 05/23/23 | 720,000 | $144,000 | $129,600 | 326,170 | 45.30 | 652,335 | 172,073 | 104,408 | |
| Bristol Corners North | R0402 | 50-22-03-154-010 | | 401 | PTA | 30495 PENNINGTON | 04/03/23 | 554,000 | $110,800 | $99,720 | 273,600 | 49.39 | 547,207 | 112,593 | 105,800 | |
| BRISTOL CORNERS / BC SOUTH | R0403 | 50-22-04-430-006 | | 401 | PTA | 30211 PENNINGTON | 02/16/24 | 755,000 | $151,000 | $135,900 | 349,940 | 46.35 | 699,885 | 157,641 | 102,526 | |
| USE FF RATE | | | | | | | AVERAGE | 696,409 | 139,282 | 125,354 | 309,933 | 44.80 | 619,866 | 190,713 | 114,170 | |
| **USE 1,300 FF** | | | | | | | MEDIAN | 685,000 | 137,000 | 123,300 | 312,620 | 44.28 | 625,243 | 186,399 | 113,012 | |
| | | | | | | | | | 1,455 | 1,309 | | | | 1,979 | 1,200 | |
| **combine ECF R0401, R0402, and R0403 - use Land Table R0401** | | | | | | | | | | | | | | | | |
| maximum $125,000 | | | | | | | | | | | | | | | | |
| POINTE PARK OCCP#1417 | R0420 | 50-22-04-101-018 | | 407 | PTA | 30764 ARDMORE | 04/28/23 | 205,000 | $41,000 | $36,900 | 105,690 | 51.56 | 211,370 | 35,630 | 42,000 | |
| POINTE PARK OCCP#1417 | R0420 | 50-22-04-101-044 | | 407 | PTA | 30687 ARDMORE | 07/26/23 | 220,000 | $44,000 | $39,600 | 102,520 | 46.60 | 205,042 | 56,958 | 42,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| POINTE PARK OCCP#1417 | R0420 | 50-22-04-101-032 | | 407 | PTA | 30709 ARDMORE | 05/10/24 | 225,000 | $45,000 | $40,500 | 105,580 | 46.92 | 211,159 | 55,841 | 42,000 | |
| POINTE PARK OCCP#1417 | R0420 | 50-22-04-101-030 | | 407 | PTA | 30786 ARDMORE | 08/12/24 | 205,000 | $41,000 | $36,900 | 105,690 | 51.56 | 211,370 | 35,630 | 42,000 | |
| POINTE PARK OCCP#1417 | R0420 | 50-22-04-101-051 | | 407 | PTA | 30661 ARDMORE | 08/12/24 | 222,000 | $44,400 | $39,960 | 112,750 | 50.79 | 225,494 | 38,506 | 42,000 | |
| POINTE PARK OCCP#1417 | R0420 | 50-22-04-101-035 | | 407 | PTA | 30701 ARDMORE | 10/18/24 | 230,000 | $46,000 | $41,400 | 110,310 | 47.96 | 220,615 | 51,385 | 42,000 | |
| POINTE PARK OCCP#1417 | R0420 | 50-22-04-101-050 | | 407 | PTA | 30667 ARDMORE | 10/18/24 | 262,000 | $52,400 | $47,160 | 125,460 | 47.89 | 250,929 | 53,071 | 42,000 | |
| **USE $42,000** | | | | | | | AVERAGE | 224,143 | 44,829 | 40,346 | 109,714 | 49.04 | 219,426 | 46,717 | 42,000 | |
| no change | | | | | | | MEDIAN | 222,000 | 44,400 | 39,960 | 105,690 | 47.96 | 211,370 | 51,385 | 42,000 | |
| units 001-010 back to woods-15% premium | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Westpark Place #1706 | R0421 | 50-22-04-451-023 | | 402 | PTA | 29900 MARTELL | 04/01/22 | $159,000 | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $140,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **similar increase to R0401, R0402, older vacant land sale-no sales** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 4 Acreage | R0450 | | | | | | | | | | | | | | | |
| **Building Site** | **95,000** | | | | | | | | | | | | | | | |
| **Residual** | **31,600** | | | | | | | | | | | | | | | |
| **Low & Wet** | **3,000** | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SHAWOOD-RES | R1001 | 50-22-10-276-005 | | 401 | WD | 2453 SHAWOOD | 05/14/24 | 432,000 | $86,400 | $77,760 | 211,940 | 49.06 | 423,877 | 82,500 | 74,377 | |
| SHAWOOD-RES | R1001 | 50-22-10-277-025 | | 401 | PTA | 2270 CROWN | 07/08/24 | 333,000 | $66,600 | $59,940 | 156,350 | 46.95 | 312,707 | 74,970 | 54,677 | |
| SHAWOOD-RES | R1001 | 50-22-10-278-008 | | 401 | PTA | 2400 NOVI | 07/09/24 | 510,000 | $102,000 | $91,800 | 248,190 | 48.66 | 496,383 | 118,213 | 104,596 | |
| USE FF RATE | | | | | | | AVERAGE | 425,000 | 85,000 | 76,500 | 205,493 | 48.23 | 410,989 | 91,894 | 77,883 | |
| **800 FF** | | | | | | | MEDIAN | 432,000 | 86,400 | 77,760 | 211,940 | 48.66 | 423,877 | 82,500 | 74,377 | |
| | | | | | | | | | 894 | 805 | | | | 854 | 770 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-001 | | 407 | PTA | 28322 CARLTON WAY | 09/18/23 | 324,900 | $64,980 | $58,482 | 154,980 | 47.70 | 309,961 | 72,939 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-020 | | 407 | PTA | 28373 CARLTON WAY | 07/25/23 | 312,000 | $62,400 | $56,160 | 157,730 | 50.55 | 315,455 | 54,545 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-024 | | 407 | PTA | 28385 CARLTON WAY | 08/21/23 | 337,000 | $67,400 | $60,660 | 145,430 | 43.15 | 290,857 | 104,143 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-033 | | 407 | WD | 28339 CARLTON WAY | 08/19/24 | 332,500 | $66,500 | $59,850 | 146,930 | 44.19 | 293,864 | 96,636 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-034 | | 407 | PTA | 28323 CARLTON WAY | 06/30/23 | 315,500 | $63,100 | $56,790 | 154,980 | 49.12 | 309,961 | 63,539 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-052 | | 407 | PTA | 28460 CARLTON WAY | 01/31/24 | 312,000 | $62,400 | $56,160 | 154,980 | 49.67 | 309,961 | 60,039 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-055 | | 407 | PTA | 28522 CARLTON WAY | 08/18/23 | 330,000 | $66,000 | $59,400 | 154,980 | 46.96 | 309,961 | 78,039 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-068 | | 407 | WD | 28560 CARLTON WAY | 03/20/25 | 322,000 | $64,400 | $57,960 | 157,730 | 48.98 | 315,455 | 64,545 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-083 | | 407 | PTA | 28523 CARLTON WAY | 03/29/24 | 335,000 | $67,000 | $60,300 | 157,730 | 47.08 | 315,455 | 77,545 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-401-088 | | 407 | WD | 28465 CARLTON WAY | 04/07/23 | 278,000 | $55,600 | $50,040 | 154,980 | 55.75 | 309,961 | 26,039 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-003 | | 407 | WD | 28030 CARLTON WAY | 04/17/24 | 335,000 | $67,000 | $60,300 | 143,800 | 42.93 | 287,599 | 105,401 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-010 | | 407 | PTA | 28138 CARLTON WAY | 07/20/23 | 327,000 | $65,400 | $58,860 | 150,530 | 46.03 | 301,051 | 83,949 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-033 | | 407 | WD | 28305 CARLTON WAY | 11/06/23 | 325,000 | $65,000 | $58,500 | 145,270 | 44.70 | 290,535 | 92,465 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-035 | | 407 | WD | 28255 CARLTON WAY | 01/22/25 | 315,000 | $63,000 | $56,700 | 154,440 | 49.03 | 308,872 | 64,128 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-038 | | 407 | PTA | 28247 CARLTON WAY | 12/05/23 | 328,000 | $65,600 | $59,040 | 154,440 | 47.09 | 308,872 | 77,128 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-040 | | 407 | PTA | 28231 CARLTON WAY | 01/12/24 | 316,100 | $63,220 | $56,898 | 152,090 | 48.11 | 304,180 | 69,920 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-058 | | 407 | PTA | 28139 CARLTON WAY | 07/19/23 | 320,000 | $64,000 | $57,600 | 150,150 | 46.92 | 300,302 | 77,698 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-066 | | 407 | PTA | 28101 CARLTON WAY | 09/11/23 | 328,000 | $65,600 | $59,040 | 142,410 | 43.42 | 284,823 | 101,177 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-070 | | 407 | WD | 28067 CARLTON WAY | 10/11/23 | 333,000 | $66,600 | $59,940 | 150,200 | 45.11 | 300,409 | 90,591 | 58,000 | |
| CARLTON FOREST OCCP 1241 | R1020 | 50-22-10-451-071 | | 407 | WD | 28071 CARLTON WAY | 07/01/24 | 335,000 | $67,000 | $60,300 | 152,850 | 45.63 | 305,692 | 87,308 | 58,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $60,000** | | | | | | | AVERAGE | 323,050 | 64,610 | 58,149 | 151,832 | 47.11 | 303,661 | 77,389 | 58,000 | |
| | | | | | | | MEDIAN | 326,000 | 65,200 | 58,680 | 153,645 | 47.02 | 307,282 | 77,622 | 58,000 | |
| increased to 60,000 uniform with adjacent R1021 and R1023 | | | | | | | | | | | | | | | | |
| CHARNETH FEN OCCP#1655 | R1021 | 50-22-10-426-049 | | 407 | PTA | 28463 TRACI | 03/01/24 | 380,000 | $76,000 | $68,400 | 181,150 | 47.67 | 362,306 | 77,694 | 60,000 | |
| **USE $60,000** | | | | | | | | | | | | | | | | |
| **no change-uniform with R1020, R1023** | | | | | | | | | | | | | | | | |
| LIBERTY PARK #1703 | R1022 | 50-22-10-301-091 | | 407 | PTA | 44892 LAFAYETTE | 06/23/23 | 525,000 | $105,000 | $94,500 | 250,880 | 47.79 | 501,763 | 121,237 | 98,000 | |
| LIBERTY PARK #1703 | R1022 | 50-22-10-301-075 | | 407 | PTA | 44887 REVERE | 06/28/23 | 571,000 | $114,200 | $102,780 | 279,460 | 48.94 | 558,917 | 110,083 | 98,000 | |
| LIBERTY PARK #1703 | R1022 | 50-22-10-301-237 | | 407 | PTA | 45168 BARTLETT | 10/16/23 | 620,000 | $124,000 | $111,600 | 293,640 | 47.36 | 587,277 | 130,723 | 98,000 | |
| LIBERTY PARK #1703 | R1022 | 50-22-10-301-245 | | 407 | PTA | 45120 BARTLETT | 02/16/24 | 570,237 | $114,047 | $102,643 | 293,350 | 51.44 | 586,706 | 81,531 | 98,000 | |
| LIBERTY PARK #1703 | R1022 | 50-22-10-301-237 | | 407 | PTA | 45168 BARTLETT | 05/06/24 | 650,000 | $130,000 | $117,000 | 293,640 | 45.18 | 587,277 | 160,723 | 98,000 | |
| LIBERTY PARK #1703 | R1022 | 50-22-10-301-124 | | 407 | PTA | 45101 BARTLETT | 11/26/24 | 646,000 | $129,200 | $116,280 | 293,480 | 45.43 | 586,968 | 157,032 | 98,000 | |
| **USE $110,000** | | | | | | | AVERAGE | 597,040 | 119,408 | 107,467 | 284,075 | 47.69 | 568,151 | 126,888 | 98,000 | |
| | | | | | | | MEDIAN | 595,500 | 119,100 | 107,190 | 293,415 | 47.57 | 586,837 | 125,980 | 98,000 | |
| increase land value unitorm with R1024 and R1026 | | | | | | | | | | | | | | | | |
| older sale-DNU | | | | | | | | | | | | | | | | |
| LIBERTY PARK #1703 | R1022 | 50-22-10-301-242 | | 407 | PTA | 45138 BARTLETT | 04/24/23 | 605,000 | $121,000 | $108,900 | 342,650 | 56.64 | 685,293 | 17,707 | 98,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-586 | | 407 | WD | 27996 HOPKINS | 09/15/23 | 350,000 | $70,000 | $63,000 | 168,960 | 48.27 | 337,921 | 59,079 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-561 | | 407 | PTA | 44613 ELLERY | 09/22/23 | 338,198 | $67,640 | $60,876 | 166,450 | 49.22 | 332,901 | 52,297 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-518 | | 407 | WD | 28082 HEWES | 10/19/23 | 325,000 | $65,000 | $58,500 | 168,960 | 51.99 | 337,921 | 34,079 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-315 | | 407 | PTA | 28037 HOPKINS | 11/17/23 | 260,000 | $52,000 | $46,800 | 120,520 | 46.35 | 241,035 | 65,965 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-504 | | 407 | PTA | 44478 GWINNETT | 12/07/23 | 355,500 | $71,100 | $63,990 | 161,030 | 45.30 | 322,068 | 80,432 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-051 | | 407 | WD | 44706 GWINNETT | 12/08/23 | 250,000 | $50,000 | $45,000 | 107,710 | 43.08 | 215,414 | 81,586 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-085 | | 407 | PTA | 44765 ELLERY | 12/13/23 | 264,000 | $52,800 | $47,520 | 107,710 | 40.80 | 215,414 | 95,586 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-138 | | 407 | PTA | 27887 HOPKINS | 02/15/24 | 265,000 | $53,000 | $47,700 | 118,840 | 44.85 | 237,688 | 74,312 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-086 | | 407 | PTA | 44767 ELLERY | 02/20/24 | 243,000 | $48,600 | $43,740 | 108,350 | 44.59 | 216,706 | 73,294 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-060 | | 407 | PTA | 44707 GWINNETT | 04/17/24 | 258,000 | $51,600 | $46,440 | 108,350 | 42.00 | 216,706 | 88,294 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-141 | | 407 | PTA | 27871 HOPKINS | 05/21/24 | 285,000 | $57,000 | $51,300 | 119,030 | 41.76 | 238,062 | 93,938 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-126 | | 407 | WD | 27921 HOPKINS | 06/03/24 | 275,000 | $55,000 | $49,500 | 117,380 | 42.68 | 234,767 | 87,233 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-466 | | 407 | PTA | 28054 LIGHTFOOT | 07/11/24 | 354,000 | $70,800 | $63,720 | 157,450 | 44.48 | 314,908 | 86,092 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-566 | | 407 | WD | 44593 ELLERY | 10/11/24 | 350,000 | $70,000 | $63,000 | 166,450 | 47.56 | 332,901 | 64,099 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-560 | | 407 | WD | 27877 FLOYD | 11/04/24 | 360,000 | $72,000 | $64,800 | 169,230 | 47.01 | 338,465 | 68,535 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-625 | | 407 | WD | 44637 ELLERY | 01/10/25 | 354,000 | $70,800 | $63,720 | 162,210 | 45.82 | 324,426 | 76,574 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-498 | | 407 | WD | 44492 GWINNETT | 02/05/25 | 356,000 | $71,200 | $64,080 | 166,450 | 46.76 | 332,901 | 70,099 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-485 | | 407 | WD | 27914 MIDDLETON | 03/05/25 | 364,500 | $72,900 | $65,610 | 166,090 | 45.57 | 332,170 | 79,330 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-583 | | 407 | WD | 28002 HOPKINS | 03/07/25 | 360,000 | $72,000 | $64,800 | 166,450 | 46.24 | 332,901 | 74,099 | 47,000 | |
| TOWNES AT LIBERTY PARK OCCP 1705 | R1023 | 50-22-10-376-058 | | 407 | WD | 44628 GWINNETT | 05/06/25 | 275,000 | $55,000 | $49,500 | 109,850 | 39.95 | 219,691 | 102,309 | 47,000 | |
| **USE $60,000** | | | | | | | AVERAGE | 312,110 | 62,422 | 56,180 | 141,874 | 45.21 | 283,748 | 75,362 | 47,000 | |
| | | | | | | | MEDIAN | 331,599 | 66,320 | 59,688 | 159,240 | 45.43 | 318,488 | 75,443 | 47,000 | |
| adjust based on sales, using abstraction and allocation. | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| similar to R1020, R1021 | | | | | | | | | | | | | | | | |
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| DIXON MEADOWS OCCP 2195 | R1024 | 50-22-10-402-004 | | 407 | PTA | 44216 SEDGWICK | 09/06/23 | 700,000 | $140,000 | $126,000 | 349,200 | 49.89 | 698,399 | 99,601 | 98,000 | |
| DIXON MEADOWS OCCP 2195 | R1024 | 50-22-10-402-043 | | 407 | PTA | 44298 BILLINGS | 09/06/24 | 795,000 | $159,000 | $143,100 | 375,550 | 47.24 | 751,103 | 141,897 | 98,000 | |
| DIXON MEADOWS OCCP 2195 | R1024 | 50-22-10-402-050 | | 407 | PTA | 44214 BILLINGS | 10/28/24 | 710,000 | $142,000 | $127,800 | 333,460 | 46.97 | 666,911 | 141,089 | 98,000 | |
| DIXON MEADOWS OCCP 2195 | R1024 | 50-22-10-402-053 | | 407 | PTA | 44178 BILLINGS | 09/27/24 | 725,000 | $145,000 | $130,500 | 358,790 | 49.49 | 717,587 | 105,413 | 98,000 | |
| DIXON MEADOWS OCCP 2195 | R1024 | 50-22-10-402-073 | | 407 | PTA | 28248 VERONA | 04/12/24 | 780,000 | $156,000 | $140,400 | 379,820 | 48.69 | 759,644 | 118,356 | 98,000 | |
| **USE $110,000** | | | | | | | AVERAGE | 742,000 | 148,400 | 133,560 | 359,364 | 48.45 | 718,729 | 121,271 | 98,000 | |
| | | | | | | | MEDIAN | 725,000 | 145,000 | 130,500 | 358,790 | 48.69 | 717,587 | 118,356 | 98,000 | |
| increase land value unitorm with adjacent R1022 and R1026 | | | | | | | | | | | | | | | | |
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| BOLINGBROOKE OCCP 2216 | R1025 | 50-22-10-281-003 | | 407 | PTA | 43506 BOLINGBROOK | 07/17/24 | 920,000 | $184,000 | $165,600 | 407,590 | 44.30 | 815,171 | 224,829 | 120,000 | $138,000 |
| BOLINGBROOKE OCCP 2216 | R1025 | 50-22-10-281-037 | | 407 | WD | 43817 ELLESMERE | 06/28/24 | 851,000 | $170,200 | $153,180 | 395,520 | 46.48 | 791,041 | 179,959 | 120,000 | $127,650 |
| BOLINGBROOKE OCCP 2216 | R1025 | 50-22-10-281-038 | | 407 | WD | 43799 ELLESMERE | 06/09/23 | 1,010,000 | $202,000 | $181,800 | 446,460 | 44.20 | 892,922 | 249,078 | 132,000 | $151,500 |
| **USE $135,000** | | | | | | | AVERAGE | 927,000 | 185,400 | 166,860 | 416,523 | 44.99 | 833,045 | 217,955 | 124,000 | 139,050 |
| | | | | | | | MEDIAN | 920,000 | 184,000 | 165,600 | 407,590 | 44.30 | 815,171 | 224,829 | 120,000 | 138,000 |
| adjust based on sales, using abstraction and allocation. | | | | | | | | | | | | | | | | |
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| LAKEVIEW OCCP #2277 | R1026 | 50-22-11-109-010 | | 407 | PTA | 117 WAINWRIGHT | 04/27/23 | 610,000 | $122,000 | $109,800 | 279,850 | 45.88 | 559,701 | 160,299 | 110,000 | |
| LAKEVIEW OCCP #2277 | R1026 | 50-22-10-232-003 | | 407 | PTA | 2270 OLD NOVI | 08/01/24 | 670,000 | $134,000 | $120,600 | 325,310 | 48.55 | 650,614 | 129,386 | 110,000 | |
| LAKEVIEW OCCP #2277 | R1026 | 50-22-10-232-004 | | 407 | PTA | 2260 OLD NOVI | 07/11/23 | 650,000 | $130,000 | $117,000 | 320,110 | 49.25 | 640,214 | 119,786 | 110,000 | |
| LAKEVIEW OCCP #2277 | R1026 | 50-22-10-232-005 | | 407 | WD | 2252 OLD NOVI | 06/06/23 | 650,000 | $130,000 | $117,000 | 320,610 | 49.32 | 641,213 | 118,787 | 110,000 | |
| LAKEVIEW OCCP #2277 | R1026 | 50-22-10-232-010 | | 407 | WD | 2214 OLD NOVI | 02/16/24 | 661,100 | $132,220 | $118,998 | 330,010 | 49.92 | 660,010 | 111,090 | 110,000 | |
| **USE $110,000** | | | | | | | AVERAGE | 648,220 | 129,644 | 116,680 | 315,178 | 48.58 | 630,350 | 127,870 | 110,000 | |
| unitorm with R1022, R1024 | | | | | | | MEDIAN | 650,000 | 130,000 | 117,000 | 320,610 | 49.25 | 641,213 | 119,786 | 110,000 | |
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| Shawood - Lake | R1030 | 50-22-10-227-015 | | 401 | PTA | 2214 AUSTIN | 06/14/24 | 595,000 | $119,000 | $107,100 | 257,640 | 43.30 | 515,270 | 155,405 | 75,675 | 178,500 |
| Shawood - Lake | R1030 | 50-22-10-228-008 | | 401 | WD | 2440 SHAWOOD | 05/28/24 | 593,850 | $118,770 | $106,893 | 260,820 | 43.92 | 521,633 | 272,443 | 200,226 | 178,155 |
| **LAKEFRONT-2300** | | | | | | | AVERAGE | 594,425 | 118,885 | 106,997 | 259,230 | 43.61 | 518,452 | 213,924 | 137,951 | 178,328 |
| LAKE B 2300 | | | | | | | MEDIAN | 594,425 | 118,885 | 106,997 | 259,230 | 43.61 | 518,452 | 213,924 | 137,951 | 178,328 |
| LAKE A 2300 | | | | | | | | | 1,551 | 1,396 | | | | 2,791 | 1,800 | 2,327 |
| lake property review | | | | | | | | | | | | | | | | |
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| SEC 10 ACREAGE | R1050 | | | | | | | | | | | | | | | |
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| **Building Site-110,000** | | | | | | | | | | | | | | | | |
| **Residual 36,300** | | | | | | | | | | | | | | | | |
| **Low & Wet 3,600** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **see 50-22-10-251-004 older vacant land sale 11/4/22 - $575,000 - 5 acres** | | | | | | | | | | | | | | | | |
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## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HOWELL'S WALLED LAKE SUB | R1101 | 50-22-11-105-002 | | 401 | PTA | 114 LINHART | 04/09/24 | 250,000 | $50,000 | $45,000 | 124,330 | 49.73 | 248,653 | 48,749 | 47,402 | |
| HOWELL'S WALLED LAKE SUB | R1101 | 50-22-11-106-005 | | 401 | PTA | 226 LINHART | 12/06/24 | 377,500 | $75,500 | $67,950 | 151,870 | 40.23 | 303,738 | 121,162 | 47,400 | |
| USE FF RATE | | | | | | | AVERAGE | 313,750 | 62,750 | 56,475 | 138,100 | 44.98 | 276,196 | 84,956 | 47,401 | |
| **USE 1,000 FF** | | | | | | | MEDIAN | 313,750 | 62,750 | 56,475 | 138,100 | 44.98 | 276,196 | 84,956 | 47,401 | |
| | | | | | | | | | 1,046 | 941 | | | | 1,416 | 790 | |
| | | | | | | | | | | | | | | | | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-004 | | 401 | PTA | 41475 BURROUGHS | 10/18/24 | 730,000 | $146,000 | $131,400 | 312,930 | 42.87 | 625,862 | 210,612 | 106,474 | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-007 | | 401 | WD | 41499 BURROUGHS | 09/30/24 | 770,000 | $154,000 | $138,600 | 354,590 | 46.05 | 709,179 | 162,109 | 101,288 | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-009 | | 401 | PTA | 41515 BURROUGHS | 06/28/23 | 625,000 | $125,000 | $112,500 | 316,710 | 50.67 | 633,425 | 101,575 | 110,000 | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-013 | | 401 | PTA | 41547 BURROUGHS | 05/22/25 | 715,000 | $143,000 | $128,700 | 297,180 | 41.56 | 594,363 | 230,637 | 110,000 | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-026 | | 401 | PTA | 41625 STEINBECK | 05/17/24 | 675,000 | $135,000 | $121,500 | 316,860 | 46.94 | 633,713 | 143,795 | 102,508 | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-029 | | 401 | PTA | 41643 STEINBECK | 06/28/23 | 515,000 | $103,000 | $92,700 | 279,110 | 54.20 | 558,220 | 65,240 | 108,460 | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-032 | | 401 | PTA | 41667 STEINBECK | 05/31/23 | 532,500 | $106,500 | $95,850 | 279,490 | 52.49 | 558,987 | 83,513 | 110,000 | |
| TOLLGATE WOODS | R1102 | 50-22-11-277-034 | | 401 | PTA | 41679 STEINBECK | 05/08/23 | 595,000 | $119,000 | $107,100 | 277,050 | 46.56 | 554,100 | 142,265 | 101,365 | |
| USE FF RATE | | | | | | | AVERAGE | 644,688 | 128,938 | 116,044 | 304,240 | 47.67 | 608,481 | 142,468 | 106,262 | |
| **USE 1,600FF** | | | | | | | MEDIAN | 650,000 | 130,000 | 117,000 | 305,055 | 46.75 | 610,113 | 143,030 | 107,467 | |
| | | | | | | | | | 1,777 | 1,599 | | | | 1,964 | 1,465 | |
| USE maximum $120,000 | | | | | | | | | | | | | | | | |
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| SARATOGA CIRCLE OCCP 946 | R1120 | | | | | | | | | | | | | | | |
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| **USE $100,000** | | | | | | | | | | | | | | | | |
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| VISTA HILLS OCCP 822 | R1121 | 50-22-11-151-019 | | 407 | WD | 28807 HEARTHSTONE | 05/06/24 | 500,000 | $100,000 | $90,000 | 223,260 | 44.65 | 446,521 | 143,729 | 90,250 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-154-022 | | 407 | PTA | 43028 SANDSTONE | 05/01/23 | 568,000 | $113,600 | $102,240 | 276,340 | 48.65 | 552,674 | 110,326 | 95,000 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-154-006 | | 407 | PTA | 28826 HEARTHSTONE | 10/02/23 | 575,000 | $115,000 | $103,500 | 255,540 | 44.44 | 511,089 | 158,911 | 95,000 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-155-008 | | 407 | PTA | 43115 SANDSTONE | 07/02/24 | 615,000 | $123,000 | $110,700 | 240,950 | 39.18 | 481,890 | 228,110 | 95,000 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-177-015 | | 407 | PTA | 29052 HEARTHSTONE | 10/16/24 | 530,000 | $106,000 | $95,400 | 240,610 | 45.40 | 481,218 | 143,782 | 95,000 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-154-012 | | 407 | WD | 43033 BROOKSTONE | 01/14/25 | 550,000 | $110,000 | $99,000 | 255,340 | 46.43 | 510,684 | 134,316 | 95,000 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-180-007 | | 407 | WD | 42675 SANDSTONE | 08/17/23 | 560,000 | $112,000 | $100,800 | 261,380 | 46.68 | 522,758 | 141,742 | 104,500 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-177-038 | | 407 | PTA | 42742 BROOKSTONE | 12/18/23 | 553,000 | $110,600 | $99,540 | 253,420 | 45.83 | 506,831 | 150,669 | 104,500 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-177-003 | | 407 | WD | 42856 LEDGEVIEW | 11/20/24 | 515,000 | $103,000 | $92,700 | 272,780 | 52.97 | 545,556 | 73,944 | 104,500 | |
| VISTA HILLS OCCP 822 | R1121 | 50-22-11-177-009 | | 407 | WD | 42745 LEDGEVIEW | 05/08/25 | 555,000 | $111,000 | $99,900 | 230,290 | 41.49 | 460,582 | 198,918 | 104,500 | |
| USE FF RATE | | | | | | | AVERAGE | 552,100 | 110,420 | 99,378 | 250,991 | 45.57 | 501,980 | 148,445 | 98,325 | |
| **USE 1,300FF** | | | | | | | MEDIAN | 554,000 | 110,800 | 99,720 | 254,380 | 45.61 | 508,758 | 143,756 | 95,000 | |
| | | | | | | | | | 1,332 | 1,199 | | | | 1,791 | 1,186 | |
| USE $100,000, premium lots +10%-$110,000 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
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| CAMDEN COURT OCCP 1225 | R1122 | 50-22-11-127-005 | | 407 | PTA | 29401 WHISTLER | 06/27/24 | 581,000 | $116,200 | $104,580 | 239,570 | 41.23 | 479,143 | 181,857 | 80,000 | |
| CAMDEN COURT OCCP 1225 | R1122 | 50-22-11-128-002 | | 407 | PTA | 42696 FAULKNER | 06/17/24 | 503,000 | $100,600 | $90,540 | 243,260 | 48.36 | 486,526 | 96,474 | 80,000 | |
| CAMDEN COURT OCCP 1225 | R1122 | 50-22-11-129-011 | | 407 | PTA | 42637 FAULKNER | 09/27/23 | 435,000 | $87,000 | $78,300 | 212,120 | 48.76 | 424,240 | 90,760 | 80,000 | |
| CAMDEN COURT OCCP 1225 | R1122 | 50-22-11-129-014 | | 407 | PTA | 42601 FAULKNER | 07/21/23 | 445,000 | $89,000 | $80,100 | 211,940 | 47.63 | 423,888 | 101,112 | 80,000 | |
| CAMDEN COURT OCCP 1225 | R1122 | 50-22-11-130-009 | | 407 | PTA | 42650 WHITMAN | 07/24/24 | 595,000 | $119,000 | $107,100 | 255,150 | 42.88 | 510,296 | 164,704 | 80,000 | |
| **USE $90,000** | | | | | | | AVERAGE | 511,800 | 102,360 | 92,124 | 232,408 | 45.77 | 464,819 | 126,981 | 80,000 | |
| | | | | | | | MEDIAN | 503,000 | 100,600 | 90,540 | 239,570 | 47.63 | 479,143 | 101,112 | 80,000 | |
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| | | | | | | | | | | | | | | | | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-005 | | 407 | PTA | 41853 YEATS | 11/22/24 | 350,000 | $70,000 | $63,000 | 165,810 | 47.37 | 331,615 | 78,385 | 60,000 | |

**RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026**

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-009 | | 407 | PTA | 41819 YEATS | 05/06/24 | 340,000 | $68,000 | $61,200 | 152,650 | 44.90 | 305,301 | 94,699 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-012 | | 407 | PTA | 41825 MITCHELL | 05/03/24 | 330,000 | $66,000 | $59,400 | 152,020 | 46.07 | 304,036 | 85,964 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-028 | | 407 | WD | 41830 BROWNSTONE | 07/31/23 | 346,000 | $69,200 | $62,280 | 168,280 | 48.64 | 336,562 | 69,438 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-053 | | 407 | PTA | 41632 MITCHELL | 10/03/24 | 358,000 | $71,600 | $64,440 | 166,800 | 46.59 | 333,590 | 84,410 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-073 | | 407 | PTA | 41741 MITCHELL | 10/15/24 | 376,000 | $75,200 | $67,680 | 179,820 | 47.82 | 359,648 | 76,352 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-074 | | 407 | WD | 41745 MITCHELL | 05/09/25 | 383,000 | $76,600 | $68,940 | 180,280 | 47.07 | 360,565 | 82,435 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-075 | | 407 | PTA | 41777 MITCHELL | 12/20/24 | 362,500 | $72,500 | $65,250 | 166,050 | 45.81 | 332,098 | 90,402 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-081 | | 407 | PTA | 29274 DOUGLAS | 04/26/24 | 355,000 | $71,000 | $63,900 | 187,500 | 52.82 | 375,003 | 39,997 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-112 | | 407 | PTA | 29319 DOUGLAS | 10/11/24 | 382,000 | $76,400 | $68,760 | 191,380 | 50.10 | 382,761 | 59,239 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-122 | | 407 | WD | 29436 WESTON | 07/20/23 | 325,000 | $65,000 | $58,500 | 160,960 | 49.53 | 321,923 | 63,077 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-124 | | 407 | WD | 29428 WESTON | 02/19/25 | 358,000 | $71,600 | $64,440 | 189,280 | 52.87 | 378,561 | 39,439 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-132 | | 407 | PTA | 29340 DOUGLAS | 10/09/23 | 355,000 | $71,000 | $63,900 | 192,570 | 54.25 | 385,133 | 29,867 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-132 | | 407 | WD | 29340 DOUGLAS | 07/02/24 | 375,000 | $75,000 | $67,500 | 192,570 | 51.35 | 385,133 | 49,867 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-161 | | 407 | PTA | 41582 MITCHELL | 04/14/23 | 352,000 | $70,400 | $63,360 | 175,900 | 49.97 | 351,800 | 60,200 | 60,000 | |
| MEADOWBROOK TOWNHOMES OCCP 121 | R1123 | 50-22-11-226-171 | | 407 | PTA | 41487 MITCHELL | 10/19/23 | 393,000 | $78,600 | $70,740 | 185,800 | 47.28 | 371,604 | 81,396 | 60,000 | |
| **USE $65,000** | | | | | | | AVERAGE | 358,781 | 71,756 | 64,581 | 175,479 | 48.90 | 350,958 | 67,823 | 60,000 | |
| | | | | | | | MEDIAN | 356,500 | 71,300 | 64,170 | 177,860 | 48.23 | 355,724 | 72,895 | 60,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| TOLLGATE RAVINES OCCP 1312 | R1124 | 50-22-11-278-015 | | 407 | WD | 29072 EASTMAN | 04/18/25 | 449,900 | $89,980 | $80,982 | 214,130 | 47.60 | 428,265 | 106,635 | 85,000 | |
| TOLLGATE RAVINES OCCP 1312 | R1124 | 50-22-11-278-049 | | 407 | WD | 41473 TWAIN | 10/28/24 | 622,000 | $124,400 | $111,960 | 279,320 | 44.91 | 558,633 | 148,367 | 85,000 | |
| TOLLGATE RAVINES OCCP 1312 | R1124 | 50-22-11-280-006 | | 407 | PTA | 41601 CUMMINGS | 02/21/24 | 467,000 | $93,400 | $84,060 | 230,600 | 49.38 | 461,200 | 90,800 | 85,000 | |
| TOLLGATE RAVINES OCCP 1312 | R1124 | 50-22-11-280-010 | | 407 | PTA | 29157 HEMINGWAY | 10/30/24 | 551,000 | $110,200 | $99,180 | 259,220 | 47.05 | 518,442 | 117,558 | 85,000 | |
| **USE $90,000** | | | | | | | AVERAGE | 522,475 | 104,495 | 94,046 | 245,818 | 47.23 | 491,635 | 115,840 | 85,000 | |
| | | | | | | | MEDIAN | 509,000 | 101,800 | 91,620 | 244,910 | 47.32 | 489,821 | 112,097 | 85,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| TOLLGATE WOODS III CONDO | R1125 | 50-22-11-255-028 | | 407 | PTA | 41792 STEINBECK | 10/16/23 | 619,000 | $123,800 | $111,420 | 310,610 | 50.18 | 621,227 | 112,773 | 115,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $115,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **SEC 11 ACREAGE** | R1150 | | | | | | | | | | | | | | | |
| no sales | | | | | | | | | | | | | | | | |
| **Bldg. Site - $95,000** | | | | | | | | | | | | | | | | |
| **residual - $31,600** | | | | | | | | | | | | | | | | |
| **low & wet - $ 3,600** | | | | | | | | | | | | | | | | |
| **developmental - $95,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| 1-developmental, 3 exempt | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Summit/Spring Valley/Wildwood | R1201 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Bldg. Site - $105,000** | | | | | | | | | | | | | | | | |
| **residual $ 35,000** | | | | | | | | | | | | | | | | |
| **low & wet - $ 3,600** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BEACON HILL OCCP 2197 | R1220 | 50-22-12-352-028 | | 407 | PTA | 27879 HUMMINGDALE | 08/18/23 | 600,000 | $120,000 | $108,000 | 288,310 | 48.05 | 576,623 | 128,377 | 105,000 | |
| BEACON HILL OCCP 2197 | R1220 | 50-22-12-352-039 | | 407 | WD | 28549 HUMMINGDALE | 09/08/23 | 650,000 | $130,000 | $117,000 | 335,940 | 51.68 | 671,872 | 83,128 | 105,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $105,000** | | | | | | | AVERAGE | 625,000 | 125,000 | 112,500 | 312,125 | 49.87 | 624,248 | 105,753 | 105,000 | |
| no change | | | | | | | MEDIAN | 625,000 | 125,000 | 112,500 | 312,125 | 49.87 | 624,248 | 105,753 | 105,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 12 MEADOWBRK AC | R1250 | 50-22-12-351-024 | | 401 | PTA | 28350 MEADOWBROC | 12/15/23 | 675,000 | $135,000 | $121,500 | 358,860 | 53.16 | 717,719 | 109,181 | 151,900 | |
| | | | | | | | | | | | | | | | | |
| **Bldg. Site - $105,000** | | | | | | | | | | | | | | | | |
| **residual $ 35,000** | | | | | | | | | | | | | | | | |
| **low & wet - $ 3,600** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-025 | | 407 | PTA | 43100 TWELVE OAKS ( | 04/11/23 | 290,000 | $58,000 | $52,200 | 130,580 | 45.03 | 261,155 | 73,845 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-063 | | 407 | WD | 43050 TWELVE OAKS ( | 04/19/23 | 250,000 | $50,000 | $45,000 | 129,810 | 51.92 | 259,625 | 35,375 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-079 | | 407 | PTA | 43050 TWELVE OAKS ( | 04/27/23 | 317,000 | $63,400 | $57,060 | 130,580 | 41.19 | 261,155 | 100,845 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-031 | | 407 | PTA | 43000 TWELVE OAKS ( | 06/12/23 | 253,000 | $50,600 | $45,540 | 130,580 | 51.61 | 261,155 | 36,845 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-019 | | 407 | WD | 43100 TWELVE OAKS ( | 08/07/23 | 240,000 | $48,000 | $43,200 | 130,580 | 54.41 | 261,155 | 23,845 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-039 | | 407 | PTA | 43000 TWELVE OAKS ( | 09/18/23 | 275,000 | $55,000 | $49,500 | 129,810 | 47.20 | 259,625 | 60,375 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-058 | | 407 | PTA | 43000 TWELVE OAKS ( | 03/29/24 | 325,000 | $65,000 | $58,500 | 129,810 | 39.94 | 259,625 | 110,375 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-016 | | 407 | WD | 43100 TWELVE OAKS ( | 01/22/25 | 250,000 | $50,000 | $45,000 | 129,810 | 51.92 | 259,625 | 35,375 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-070 | | 407 | WD | 43050 TWELVE OAKS ( | 01/28/25 | 235,000 | $47,000 | $42,300 | 129,810 | 55.24 | 259,625 | 20,375 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-038 | | 407 | WD | 43000 TWELVE OAKS ( | 03/14/25 | 242,500 | $48,500 | $43,650 | 128,780 | 53.11 | 257,552 | 29,948 | 45,000 | |
| **USE $45,000** | | | | | | | AVERAGE | 267,750 | 53,550 | 48,195 | 130,015 | 49.16 | 260,030 | 52,720 | 45,000 | |
| no change | | | | | | | MEDIAN | 251,500 | 50,300 | 45,270 | 129,810 | 51.77 | 259,625 | 36,110 | 45,000 | |
| | | | | | | | | | | | | | | | | |
| outlier | | | | | | | | | | | | | | | | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-071 | | 407 | PTA | 43050 TWELVE OAKS ( | 10/10/24 | 220,000 | $44,000 | $39,600 | 130,580 | 59.35 | 261,155 | 3,845 | 45,000 | |
| ENCLAVE OCCP 933 | R1420 | 50-22-14-251-014 | | 407 | WD | 43100 TWELVE OAKS ( | 04/26/24 | 218,000 | $43,600 | $39,240 | 130,580 | 59.90 | 261,155 | 1,845 | 45,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Mary's Orchard | R1501 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE 800 FF** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| no sales | | | | | | | | | | | | | | | | |
| similar to R1551, historical sales review support higher 890FF-1100FF | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 15 N/I-96 | R1550 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **Bldg. Site - $55,000** | | | | | | | | | | | | | | | | |
| **residual - $18,300** | | | | | | | | | | | | | | | | |
| **low & wet - $ 3,600** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| no sales | | | | | | | | | | | | | | | | |
| uniform with R1620 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 15 S/I-96 | R1551 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| 850 FF | | | | | | | | | | | | | | | | |
| **Bldg. Site - $95,000** | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **residual - $31,600** | | | | | | | | | | | | | | | | |
| **low & wet - $ 3,600** | | | | | | | | | | | | | | | | |
| no sales | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| uniform with R1651 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ANDES HILLS OCCP 784 | R1620 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $55,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Asbury Park | R1621 | 50-22-16-300-077 | | 407 | PTA | 26335 MANDALAY | 10/27/23 | 950,000 | $190,000 | $171,000 | 482,610 | 50.80 | 965,226 | 174,774 | 190,000 | |
| Asbury Park | R1621 | 50-22-16-300-084 | | 407 | WD | 26255 MANDALAY | 04/17/25 | 1,200,000 | $240,000 | $216,000 | 486,800 | 40.57 | 973,604 | 416,396 | 190,000 | |
| **USE $200,000** | | | | | | | AVERAGE | 1,075,000 | 215,000 | 193,500 | 484,705 | 45.68 | 969,415 | 295,585 | 190,000 | |
| | | | | | | | MEDIAN | 1,075,000 | 215,000 | 193,500 | 484,705 | 45.68 | 969,415 | 295,585 | 190,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 16, 17, 18 ACREAGE | R1651 | 50-22-16-300-012 | | 401 | WD | 47230 ELEVEN MILE | 12/13/24 | 425,000 | $85,000 | $76,500 | 171,010 | 40.24 | 342,023 | 150,977 | 68,000 | |
| SEC 16, 17, 18 ACREAGE | R1651 | 50-22-16-451-018 | | 401 | PTA | 45950 ELEVEN MILE | 03/08/24 | 1,355,000 | $271,000 | $243,900 | 655,210 | 48.35 | 1,310,422 | 235,557 | 190,979 | |
| **Bldg. Site - $95,000** | | | | | | | | | | | | | | | | |
| **residual - $31,600** | | | | | | | | | | | | | | | | |
| **low & wet - $ 3,600** | | | | | | | | | | | | | | | | |
| **developmental - $95,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 16, 17, 18 ACREAGE | R1651 | 50-22-16-300-047 | | 402 | WD | BECK | 04/09/25 | 132,000 | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| THE VILLAS AT STONEBROOK, OCCP 2270 | R1720 | 50-22-17-301-040 | | 407 | PTA | 48773 ROCKVIEW | 08/11/23 | 550,000 | $110,000 | $99,000 | 289,520 | 52.64 | 579,043 | 70,957 | 100,000 | |
| THE VILLAS AT STONEBROOK, OCCP 2270 | R1720 | 50-22-17-301-070 | | 407 | PTA | 48654 ROCKVIEW | 04/26/24 | 529,900 | $105,980 | $95,382 | 276,940 | 52.26 | 553,888 | 76,012 | 100,000 | |
| THE VILLAS AT STONEBROOK, OCCP 2270 | R1720 | 50-22-17-301-039 | | 407 | PTA | 48767 ROCKVIEW | 08/30/24 | 547,500 | $109,500 | $98,550 | 290,650 | 53.09 | 581,297 | 66,203 | 100,000 | |
| THE VILLAS AT STONEBROOK, OCCP 2270 | R1720 | 50-22-17-301-078 | | 407 | WD | 48762 ROCKVIEW | 01/30/25 | 550,000 | $110,000 | $99,000 | 249,680 | 45.40 | 499,358 | 150,642 | 100,000 | |
| THE VILLAS AT STONEBROOK, OCCP 2270 | R1720 | 50-22-17-301-015 | | 407 | WD | 48724 WINDFALL | 03/12/25 | 675,000 | $135,000 | $121,500 | 312,340 | 46.27 | 624,688 | 150,312 | 100,000 | |
| THE VILLAS AT STONEBROOK, OCCP 2270 | R1720 | 50-22-17-301-077 | | 407 | WD | 48756 ROCKVIEW | 04/09/25 | 550,000 | $110,000 | $99,000 | 246,630 | 44.84 | 493,269 | 156,731 | 100,000 | |
| **USE $100,000** | | | | | | | AVERAGE | 567,067 | 113,413 | 102,072 | 277,627 | 49.08 | 555,257 | 111,810 | 100,000 | |
| no change | | | | | | | MEDIAN | 550,000 | 110,000 | 99,000 | 283,230 | 49.27 | 566,466 | 113,162 | 100,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| ISLAND LK VINEYARDS OCCP 1271 | R1820 | 50-22-18-427-011 | | 407 | PTA | 26553 ANCHORAGE | 06/20/23 | 880,000 | $176,000 | $158,400 | 441,960 | 50.22 | 883,922 | 146,078 | 150,000 | |
| ISLAND LK VINEYARDS OCCP 1271 | R1820 | 50-22-18-427-023 | | 407 | WD | 26384 CRESTWOOD | 02/14/25 | 925,000 | $185,000 | $166,500 | 430,330 | 46.52 | 860,656 | 214,344 | 150,000 | |
| ISLAND LK VINEYARDS OCCP 1271 | R1820 | 50-22-18-428-003 | | 407 | PTA | 26471 GLENWOOD | 04/16/24 | 978,000 | $195,600 | $176,040 | 455,140 | 46.54 | 910,281 | 217,719 | 150,000 | |
| ISLAND LK VINEYARDS OCCP 1271 | R1820 | 50-22-18-428-008 | | 407 | PTA | 26551 GLENWOOD | 12/11/23 | 915,000 | $183,000 | $164,700 | 501,790 | 54.84 | 1,003,580 | 61,420 | 150,000 | |
| ISLAND LK VINEYARDS OCCP 1271 | R1820 | 50-22-18-428-013 | | 407 | PTA | 49788 LEYLAND | 04/20/23 | 810,000 | $162,000 | $145,800 | 396,760 | 48.98 | 793,521 | 166,479 | 150,000 | |
| **USE $160,000** | | | | | | | AVERAGE | 901,600 | 180,320 | 162,288 | 445,196 | 49.42 | 890,392 | 161,208 | 150,000 | |
| | | | | | | | MEDIAN | 915,000 | 183,000 | 164,700 | 441,960 | 48.98 | 883,922 | 166,479 | 150,000 | |
| **USE $170,000 premium** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| review of historical premium sales supports less of an increase as the base sites | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-005 | | 407 | PTA | 26436 FIELDSTONE | 10/27/23 | 507,000 | $101,400 | $91,260 | 242,680 | 47.87 | 485,363 | 106,637 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-021 | | 407 | PTA | 26420 ISLAND LAKE | 08/02/24 | 463,000 | $92,600 | $83,340 | 215,040 | 46.44 | 430,079 | 117,921 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-036 | | 407 | PTA | 26415 FIELDSTONE | 11/22/23 | 494,000 | $98,800 | $88,920 | 240,030 | 48.59 | 480,054 | 98,946 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-059 | | 407 | PTA | 49970 BLACKBERRY | 12/02/24 | 478,000 | $95,600 | $86,040 | 234,310 | 49.02 | 468,611 | 94,389 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-061 | | 407 | PTA | 49992 BLACKBERRY | 03/14/24 | 475,000 | $95,000 | $85,500 | 236,680 | 49.83 | 473,361 | 86,639 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-068 | | 407 | PTA | 26386 ISLAND LAKE | 10/25/24 | 488,900 | $97,780 | $88,002 | 255,080 | 52.17 | 510,158 | 63,742 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-087 | | 407 | PTA | 26248 FIELDSTONE | 11/02/23 | 480,000 | $96,000 | $86,400 | 234,930 | 48.94 | 469,858 | 95,142 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-101 | | 407 | WD | 26302 ISLAND LAKE | 04/29/25 | 435,000 | $87,000 | $78,300 | 216,510 | 49.77 | 433,017 | 86,983 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-120 | | 407 | PTA | 26245 FIELDSTONE | 10/16/24 | 493,000 | $98,600 | $88,740 | 243,790 | 49.45 | 487,574 | 90,426 | 85,000 | |
| ISLAND LK ARBORS OCCP 1358 & 1659 | R1821 | 50-22-18-401-124 | | 407 | PTA | 26197 FIELDSTONE | 10/24/24 | 485,000 | $97,000 | $87,300 | 254,770 | 52.53 | 509,544 | 60,456 | 85,000 | |
| **USE $85,000** | | | | | | | AVERAGE | 479,890 | 95,978 | 86,380 | 237,382 | 49.46 | 474,762 | 90,128 | 85,000 | |
| no change | | | | | | | MEDIAN | 482,500 | 96,500 | 86,850 | 238,355 | 49.23 | 476,708 | 92,408 | 85,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-033 | | 407 | WD | 26033 ISLAND LAKE | 06/12/23 | 535,000 | $107,000 | $96,300 | 262,530 | 49.07 | 525,069 | 104,931 | 95,000 | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-035 | | 407 | PTA | 26029 ISLAND LAKE | 04/14/23 | 555,550 | $111,110 | $99,999 | 268,510 | 48.33 | 537,018 | 113,532 | 95,000 | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-011 | | 407 | PTA | 49671 TIMBER | 07/26/23 | 560,000 | $112,000 | $100,800 | 273,120 | 48.77 | 546,239 | 108,761 | 95,000 | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-007 | | 407 | PTA | 49645 TIMBER | 10/10/23 | 580,000 | $116,000 | $104,400 | 287,890 | 49.64 | 575,774 | 99,226 | 95,000 | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-018 | | 407 | WD | 49652 TIMBER | 06/12/23 | 585,000 | $117,000 | $105,300 | 260,220 | 44.48 | 520,437 | 159,563 | 95,000 | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-025 | | 407 | PTA | 49702 TIMBER | 06/11/24 | 590,000 | $118,000 | $106,200 | 281,380 | 47.69 | 562,756 | 122,244 | 95,000 | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-010 | | 407 | PTA | 49669 TIMBER | 09/20/24 | 610,000 | $122,000 | $109,800 | 264,390 | 43.34 | 528,777 | 176,223 | 95,000 | |
| ISLAND LK NTH WDS OCCP 1415 | R1822 | 50-22-18-451-039 | | 407 | PTA | 25999 ISLAND LAKE | 07/03/24 | 677,100 | $135,420 | $121,878 | 275,430 | 40.68 | 550,857 | 221,243 | 95,000 | |
| **USE $105,000** | | | | | | | AVERAGE | 586,581 | 117,316 | 105,585 | 271,684 | 46.50 | 543,366 | 138,215 | 95,000 | |
| | | | | | | | MEDIAN | 582,500 | 116,500 | 104,850 | 270,815 | 48.01 | 541,629 | 117,888 | 95,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Knightsbridge Gate | R1824 | 50-22-18-101-039 | | 407 | PTA | 51231 LUKE | 05/31/23 | 442,000 | $88,400 | $79,560 | 207,090 | 46.85 | 414,174 | 117,826 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-092 | | 407 | PTA | 27078 LADBROKE | 06/14/23 | 452,000 | $90,400 | $81,360 | 208,200 | 46.06 | 416,394 | 125,606 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-264 | | 407 | PTA | 51248 E BOURNE | 10/18/23 | 478,500 | $95,700 | $86,130 | 247,390 | 51.70 | 494,783 | 73,717 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-272 | | 407 | WD | 51344 E BOURNE | 04/04/25 | 480,000 | $96,000 | $86,400 | 222,480 | 46.35 | 444,950 | 125,050 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-273 | | 407 | PTA | 51356 E BOURNE | 08/09/24 | 485,000 | $97,000 | $87,300 | 225,910 | 46.58 | 451,811 | 123,189 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-068 | | 407 | PTA | 27158 MAXWELL | 12/12/23 | 513,500 | $102,700 | $92,430 | 255,640 | 49.78 | 511,278 | 92,222 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-057 | | 407 | WD | 27026 MAXWELL | 12/02/24 | 515,000 | $103,000 | $92,700 | 246,830 | 47.93 | 493,665 | 111,335 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-003 | | 407 | WD | 27363 VICTORIA | 04/17/23 | 529,000 | $105,800 | $95,220 | 295,520 | 55.86 | 591,039 | 27,961 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-219 | | 407 | WD | 27490 CROMWELL | 04/04/25 | 529,000 | $105,800 | $95,220 | 240,010 | 45.37 | 480,025 | 138,975 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-274 | | 407 | PTA | 27699 BELGRAVE | 02/26/24 | 537,500 | $107,500 | $96,750 | 275,090 | 51.18 | 550,181 | 77,319 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-024 | | 407 | PTA | 27111 VICTORIA | 06/07/23 | 540,000 | $108,000 | $97,200 | 248,970 | 46.11 | 497,931 | 132,069 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-021 | | 407 | WD | 27147 VICTORIA | 09/27/23 | 541,000 | $108,200 | $97,380 | 265,100 | 49.00 | 530,204 | 100,796 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-116 | | 407 | PTA | 51125 HALLFIELD | 03/01/24 | 541,500 | $108,300 | $97,470 | 271,160 | 50.08 | 542,314 | 89,186 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-062 | | 407 | WD | 27086 MAXWELL | 04/24/25 | 548,000 | $109,600 | $98,640 | 251,100 | 45.82 | 502,198 | 135,802 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-080 | | 407 | PTA | 27041 MAXWELL | 11/12/24 | 550,000 | $110,000 | $99,000 | 247,120 | 44.93 | 494,238 | 145,762 | 90,000 | |
| Knightsbridge Gate | R1824 | 50-22-18-101-330 | | 407 | PTA | 27303 BENJAMINS | 03/01/24 | 578,300 | $115,660 | $104,094 | 264,190 | 45.68 | 528,386 | 139,914 | 90,000 | |
| **USE $95,000** | | | | | | | AVERAGE | 516,269 | 103,254 | 92,928 | 248,238 | 48.08 | 496,473 | 109,796 | 90,000 | |
| | | | | | | | MEDIAN | 529,000 | 105,800 | 95,220 | 248,180 | 46.72 | 496,357 | 120,508 | 90,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-018 | | 407 | WD | 27618 AMADORA | 04/21/23 | 576,000 | $115,200 | $103,680 | 295,610 | 51.32 | 591,220 | 99,780 | 115,000 | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-065 | | 407 | PTA | 27464 PAMPLONA | 02/23/24 | 634,900 | $126,980 | $114,282 | 319,070 | 50.26 | 638,142 | 111,758 | 115,000 | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-146 | | 407 | WD | 50736 SEVILLA | 09/26/24 | 637,500 | $127,500 | $114,750 | 299,700 | 47.01 | 599,408 | 153,092 | 115,000 | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-068 | | 407 | PTA | 27507 PAMPLONA | 05/24/23 | 640,000 | $128,000 | $115,200 | 336,430 | 52.57 | 672,863 | 82,137 | 115,000 | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-095 | | 407 | WD | 50944 SEVILLA | 10/22/24 | 640,000 | $128,000 | $115,200 | 303,550 | 47.43 | 607,093 | 147,907 | 115,000 | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-063 | | 407 | PTA | 27480 PAMPLONA | 08/04/23 | 651,000 | $130,200 | $117,180 | 322,180 | 49.49 | 644,354 | 121,646 | 115,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-101 | | 407 | PTA | 50896 SEVILLA | 10/22/24 | 662,000 | $132,400 | $119,160 | 297,580 | 44.95 | 595,164 | 181,836 | 115,000 | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-039 | | 407 | WD | 27566 ESTRADA | 12/04/23 | 700,000 | $140,000 | $126,000 | 322,680 | 46.10 | 645,361 | 169,639 | 115,000 | |
| ANDELINA RIDGE OCCP# 2063 | R1825 | 50-22-18-102-131 | | 407 | PTA | 27486 BARCELLOS | 11/06/24 | 755,000 | $151,000 | $135,900 | 345,770 | 45.80 | 691,539 | 178,461 | 115,000 | |
| **USE $120,000** | | | | | | | AVERAGE | 655,156 | 131,031 | 117,928 | 315,841 | 48.32 | 631,683 | 138,473 | 115,000 | |
| | | | | | | | MEDIAN | 640,000 | 128,000 | 115,200 | 319,070 | 47.43 | 638,142 | 147,907 | 115,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BERKSHIRE POINTE OCCP 2080 | R1826 | 50-22-18-201-062 | | 407 | WD | 27612 HARTWICK | 07/27/23 | 675,000 | $135,000 | $121,500 | 305,620 | 45.28 | 611,237 | 178,763 | 115,000 | |
| BERKSHIRE POINTE OCCP 2080 | R1826 | 50-22-18-201-081 | | 407 | PTA | 49544 HARRIER | 08/29/24 | 681,000 | $136,200 | $122,580 | 318,040 | 46.70 | 636,087 | 159,913 | 115,000 | |
| **USE $120,000** | | | | | | | AVERAGE | 678,000 | 135,600 | 122,040 | 311,830 | 45.99 | 623,662 | 169,338 | 115,000 | |
| | | | | | | | MEDIAN | 678,000 | 135,600 | 122,040 | 311,830 | 45.99 | 623,662 | 169,338 | 115,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ISLAND LK NTH BAY OCCP 1413 | R1920 | 50-22-19-101-014 | | 407 | PTA | 25976 ISLAND LAKE | 12/14/23 | 650,000 | $130,000 | $117,000 | 330,080 | 50.78 | 660,151 | 149,849 | 160,000 | 162,500 |
| ISLAND LK NTH BAY OCCP 1413 | R1920 | 50-22-19-101-046 | | 407 | PTA | 25758 ISLAND LAKE | 05/24/24 | 735,000 | $147,000 | $132,300 | 354,330 | 48.21 | 708,663 | 186,337 | 160,000 | 183,750 |
| ISLAND LK NTH BAY OCCP 1413 | R1920 | 50-22-19-101-049 | | 407 | WD | 25734 ISLAND LAKE | 02/19/25 | 730,000 | $146,000 | $131,400 | 344,090 | 47.14 | 688,172 | 201,828 | 160,000 | 182,500 |
| ISLAND LK NTH BAY OCCP 1413 | R1920 | 50-22-19-101-059 | | 407 | PTA | 25678 ISLAND LAKE | 05/10/24 | 675,000 | $135,000 | $121,500 | 332,650 | 49.28 | 665,302 | 169,698 | 160,000 | 168,750 |
| **USE $180,000 LAKE FRONT** | | | | | | | AVERAGE | 697,500 | 139,500 | 125,550 | 340,288 | 48.85 | 680,572 | 176,928 | 160,000 | 174,375 |
| | | | | | | | MEDIAN | 702,500 | 140,500 | 126,450 | 338,370 | 48.74 | 676,737 | 178,018 | 160,000 | 175,625 |
| similar to R1925 | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| ISLAND LK SHRS NTH OCCP#1444 | R1921 | 50-22-19-203-001 | 50-22-19 | 407 | PTA | 25535 SHORELINE | 09/06/24 | 2,700,000 | $540,000 | $486,000 | 1,114,740 | 41.29 | 2,229,465 | 845,535 | 375,000 | |
| ISLAND LK SHRS NTH OCCP#1444 | R1921 | 50-22-19-203-007 | | 407 | PTA | 25675 SHORELINE | 01/31/24 | 1,550,000 | $310,000 | $279,000 | 803,850 | 51.86 | 1,607,706 | 317,294 | 375,000 | |
| ISLAND LK SHRS NTH OCCP#1444 | R1921 | 50-22-19-203-008 | | 407 | WD | 25693 SHORELINE | 09/04/24 | 2,000,000 | $400,000 | $360,000 | 1,014,070 | 50.70 | 2,028,145 | 346,855 | 375,000 | |
| ISLAND LK SHRS NTH OCCP#1444 | R1921 | 50-22-19-203-017 | | 407 | WD | 25867 SHORELINE | 01/27/25 | 2,020,000 | $404,000 | $363,600 | 917,710 | 45.43 | 1,835,412 | 559,588 | 375,000 | |
| **USE $375,000 LAKE** | | | | | | | AVERAGE | 2,067,500 | 413,500 | 372,150 | 962,593 | 47.32 | 1,925,182 | 517,318 | 375,000 | |
| no change | | | | | | | MEDIAN | 2,010,000 | 402,000 | 361,800 | 965,890 | 48.07 | 1,931,779 | 453,222 | 375,000 | |
| similar to R1924 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Island Lk Rav West #1271 | R1922 | 50-22-19-201-002 | | 407 | PTA | 25884 SHORELINE | 04/18/23 | 975,000 | $195,000 | $175,500 | 474,560 | 48.67 | 949,111 | 195,889 | 170,000 | |
| Island Lk Rav West #1271 | R1922 | 50-22-19-202-002 | | 407 | PTA | 25710 SHORELINE | 04/02/24 | 892,223 | $178,445 | $160,600 | 463,710 | 51.97 | 927,418 | 134,805 | 170,000 | |
| Island Lk Rav West #1271 | R1926 | 50-22-19-226-003 | | 407 | WD | 25627 HILLSDALE | 11/09/23 | 845,000 | $169,000 | $152,100 | 402,100 | 47.59 | 804,201 | 202,299 | 161,500 | |
| Island Lk Rav West #1271 | R1926 | 50-22-19-228-002 | | 407 | WD | 25490 DOGWOOD | 01/30/24 | 830,000 | $166,000 | $149,400 | 428,360 | 51.61 | 856,715 | 115,785 | 142,500 | |
| Island Lk Rav West #1271 | R1926 | 50-22-19-228-004 | | 407 | WD | 25518 DOGWOOD | 02/12/25 | 878,500 | $175,700 | $158,130 | 428,160 | 48.74 | 856,323 | 164,677 | 142,500 | |
| **USE $165,000 premium view** | | | | | | | AVERAGE | 884,145 | 176,829 | 159,146 | 439,378 | 49.72 | 878,754 | 162,691 | 157,300 | |
| | | | | | | | MEDIAN | 878,500 | 175,700 | 158,130 | 428,360 | 48.74 | 856,715 | 164,677 | 161,500 | |
| **USE $155,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| similar to R1923 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Island Lk Orchards OCCP#1552 | R1923 | 50-22-19-377-095 | | 407 | PTA | 50884 CHESAPEAKE | 08/22/24 | 1,175,000 | $235,000 | $211,500 | 502,700 | 42.78 | 1,005,400 | 319,600 | 150,000 | |
| Island Lk Orchards OCCP#1552 | R1923 | 50-22-19-478-007 | | 407 | PTA | 24303 SAYBROOK | 05/17/24 | 871,000 | $174,200 | $156,780 | 367,300 | 42.17 | 734,604 | 286,396 | 150,000 | |
| Island Lk Orchards OCCP#1552 | R1923 | 50-22-19-478-012 | | 407 | WD | 24252 SAYBROOK | 02/26/24 | 922,000 | $184,400 | $165,960 | 426,810 | 46.29 | 853,629 | 238,371 | 170,000 | |
| **USE $155,000** | | | | | | | AVERAGE | 989,333 | 197,867 | 178,080 | 432,270 | 43.75 | 864,544 | 281,456 | 156,667 | |
| | | | | | | | MEDIAN | 922,000 | 184,400 | 165,960 | 426,810 | 42.78 | 853,629 | 286,396 | 150,000 | |
| **USE $165,000 premium view** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| similar to R1922 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Island Lk Shores S OCCP#1553 | R1924 | 50-22-19-401-015 | 50-22-19 | 407 | LC | 49950 DRAKES BAY | 07/15/24 | 1,500,000 | $300,000 | $270,000 | 661,070 | 44.07 | 1,322,144 | 527,856 | 350,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $350,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| similar to R1921 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ISLAND LK STH HARBOR OCCP#1602 | R1925 | 50-22-19-427-010 | | 407 | WD | 24931 REEDS POINTE | 11/22/23 | 598,500 | $119,700 | $107,730 | 352,120 | 58.83 | 704,246 | 75,254 | 181,000 | $149,625 |
| ISLAND LK STH HARBOR OCCP#1602 | R1925 | 50-22-19-427-012 | | 407 | PTA | 24927 REEDS POINTE | 10/27/23 | 725,000 | $145,000 | $130,500 | 354,160 | 48.85 | 708,329 | 197,671 | 181,000 | $181,250 |
| ISLAND LK STH HARBOR OCCP#1602 | R1925 | 50-22-19-427-013 | | 407 | WD | 24907 REEDS POINTE | 04/08/24 | 720,000 | $144,000 | $129,600 | 353,060 | 49.04 | 706,121 | 194,879 | 181,000 | $180,000 |
| ISLAND LK STH HARBOR OCCP#1602 | R1925 | 50-22-19-427-037 | | 407 | WD | 24751 REEDS POINTE | 03/04/25 | 721,000 | $144,200 | $129,780 | 355,760 | 49.34 | 711,526 | 190,474 | 181,000 | $180,250 |
| **USE $180,000 LAKE Front** | | | | | | | AVERAGE | 691,125 | 138,225 | 124,403 | 353,775 | 51.52 | 707,556 | 164,570 | 181,000 | 172,781 |
| **USE $105,000 off lake** | | | | | | | MEDIAN | 720,500 | 144,100 | 129,690 | 353,610 | 49.19 | 707,225 | 192,677 | 181,000 | 180,125 |
| | | | | | | | | | | | | | | | | |
| similar to R1920 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ISLAND LK ORCHARDS DRAKES BAY | R1927 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $160,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| similar to R1928, R1929 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-451-016 | | 407 | PTA | 50345 LANGLEY | 04/27/23 | 815,000 | $163,000 | $146,700 | 402,600 | 49.40 | 805,197 | 159,803 | 150,000 | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-377-034 | | 407 | PTA | 24688 NEPAVINE | 01/18/24 | 818,073 | $163,615 | $147,253 | 396,480 | 48.47 | 792,950 | 175,123 | 150,000 | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-377-020 | | 407 | WD | 50757 CALVERT ISLE | 07/26/24 | 1,300,000 | $260,000 | $234,000 | 514,590 | 39.58 | 1,029,189 | 420,811 | 150,000 | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-451-018 | | 407 | PTA | 50409 LANGLEY | 09/06/24 | 990,000 | $198,000 | $178,200 | 439,190 | 44.36 | 878,379 | 261,621 | 150,000 | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-376-080 | | 407 | WD | 50617 AMESBURG | 09/30/24 | 822,000 | $164,400 | $147,960 | 357,840 | 43.53 | 715,672 | 256,328 | 150,000 | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-376-038 | | 407 | PTA | 24458 TERRA DEL MAR | 10/28/24 | 840,000 | $168,000 | $151,200 | 362,610 | 43.17 | 725,217 | 264,783 | 150,000 | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-377-031 | | 407 | PTA | 50749 AMESBURG | 11/15/24 | 900,000 | $180,000 | $162,000 | 448,110 | 49.79 | 896,220 | 153,780 | 150,000 | |
| ISLAND LK ORCHARDS HIGHLANDS | R1928 | 50-22-19-451-002 | | 407 | WD | 50480 LANGLEY | 02/07/25 | 1,050,000 | $210,000 | $189,000 | 494,550 | 47.10 | 989,105 | 195,895 | 135,000 | |
| **USE $160,000** | | | | | | | AVERAGE | 941,884 | 188,377 | 169,539 | 426,996 | 45.68 | 853,991 | 236,018 | 148,125 | |
| | | | | | | | MEDIAN | 870,000 | 174,000 | 156,600 | 420,895 | 45.73 | 841,788 | 226,112 | 150,000 | |
| similar to R1927, R1929 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| THE PRESERVE AT ISLAND LAKE | R1929 | 50-22-19-378-004 | | 407 | WD | 50807 DENALI | 01/15/25 | 952,000 | $190,400 | $171,360 | 423,640 | 44.50 | 847,281 | 254,719 | 150,000 | |
| THE PRESERVE AT ISLAND LAKE | R1929 | 50-22-19-378-006 | | 407 | PTA | 50855 DENALI | 05/30/23 | 882,500 | $176,500 | $158,850 | 421,830 | 47.80 | 843,666 | 188,834 | 150,000 | |
| THE PRESERVE AT ISLAND LAKE | R1929 | 50-22-19-378-007 | | 407 | PTA | 50879 DENALI | 05/21/24 | 876,414 | $175,283 | $157,755 | 381,970 | 43.58 | 763,947 | 262,467 | 150,000 | |
| THE PRESERVE AT ISLAND LAKE | R1929 | 50-22-19-378-021 | | 407 | PTA | 50730 DENALI | 08/04/23 | 835,000 | $167,000 | $150,300 | 484,490 | 58.02 | 968,972 | 16,028 | 150,000 | |
| **USE $160,000** | | | | | | | AVERAGE | 886,479 | 177,296 | 159,566 | 427,983 | 48.48 | 855,967 | 180,512 | 150,000 | |
| | | | | | | | MEDIAN | 879,457 | 175,891 | 158,302 | 422,735 | 46.15 | 845,474 | 221,777 | 150,000 | |
| similar to R1927, R1928 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BIRCHWOODS | R2001 | 50-22-20-151-018 | | 401 | WD | 25152 BIRCHWOODS | 03/28/24 | 503,000 | $100,600 | $90,540 | 239,500 | 47.61 | 478,998 | 114,923 | 90,921 | |
| BIRCHWOODS | R2001 | 50-22-20-152-001 | | 401 | PTA | 25490 WIXOM | 12/20/24 | 550,000 | $110,000 | $99,000 | 283,850 | 51.61 | 567,709 | 65,924 | 83,633 | |
| BIRCHWOODS | R2001 | 50-22-20-152-008 | | 401 | PTA | 25100 DELMONT | 12/13/24 | 530,000 | $106,000 | $95,400 | 260,230 | 49.10 | 520,460 | 95,707 | 86,167 | |
| BIRCHWOODS | R2001 | 50-22-20-152-019 | | 401 | PTA | 25153 BIRCHWOODS | 11/30/23 | 530,000 | $106,000 | $95,400 | 242,670 | 45.79 | 485,346 | 132,770 | 88,116 | |
| USE FF RATE | | | | | | | AVERAGE | 528,250 | 105,650 | 95,085 | 256,563 | 48.53 | 513,128 | 102,331 | 87,209 | |
| **USE 900 FF** | | | | | | | MEDIAN | 530,000 | 106,000 | 95,400 | 251,450 | 48.36 | 502,903 | 105,315 | 87,142 | |
| | | | | | | | | | 1,023 | 921 | | | | 991 | 844 | |
| | | | | | | | | | | | | | | | | |
| NOTTINGHAM/PEBBLE RIDGE | R2002 | 50-22-20-327-013 | | 401 | PTA | 24570 DINSER | 09/11/24 | 469,900 | $93,980 | $84,582 | 221,050 | 47.04 | 442,103 | 128,125 | 100,328 | |
| NOTTINGHAM/PEBBLE RIDGE | R2002 | 50-22-20-327-020 | | 401 | PTA | 48770 THORNBURY | 12/18/24 | 598,900 | $119,780 | $107,802 | 285,200 | 47.62 | 570,391 | 112,910 | 84,401 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NOTTINGHAM/PEBBLE RIDGE | R2002 | 50-22-20-376-020 | | 401 | WD | 24602 NOTTINGHAM | 09/04/24 | 501,000 | $100,200 | $90,180 | 241,200 | 48.14 | 482,405 | 108,105 | 89,510 | |
| USE FF RATE | | | | | | | AVERAGE | 523,267 | 104,653 | 94,188 | 249,150 | 47.60 | 498,300 | 116,380 | 91,413 | |
| **USE 900 FF** | | | | | | | MEDIAN | 501,000 | 100,200 | 90,180 | 241,200 | 47.62 | 482,405 | 112,910 | 89,510 | |
| | | | | | | | | | 1,019 | 917 | | | | 1,133 | 890 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2004 | 50-22-20-452-025 | | 401 | WD | 47726 MOCKINGBIRD | 03/03/25 | 810,000 | $162,000 | $145,800 | 305,910 | 37.77 | 611,828 | 303,172 | 105,000 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2004 | 50-22-20-452-016 | | 401 | PTA | 47681 ROCHESTER | 08/21/23 | 646,800 | $129,360 | $116,424 | 302,140 | 46.71 | 604,284 | 162,516 | 120,000 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2004 | 50-22-20-452-033 | | 401 | PTA | 24296 WOODHAM | 05/23/24 | 600,000 | $120,000 | $108,000 | 293,890 | 48.98 | 587,772 | 123,507 | 111,279 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2005 | 50-22-20-452-002 | | 401 | PTA | 47647 ROCHESTER | 08/14/23 | 615,000 | $123,000 | $110,700 | 300,190 | 48.81 | 600,379 | 134,621 | 120,000 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2005 | 50-22-20-476-009 | | 401 | WD | 24428 SALEM | 02/03/25 | 738,000 | $147,600 | $132,840 | 344,290 | 46.65 | 688,588 | 169,412 | 120,000 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2005 | 50-22-20-476-002 | | 401 | PTA | 24418 HOLYOKE | 07/16/24 | 800,000 | $160,000 | $144,000 | 298,910 | 37.36 | 597,829 | 322,171 | 120,000 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2005 | 50-22-20-451-004 | | 401 | PTA | 24418 NANTUCKET | 11/27/24 | 740,000 | $148,000 | $133,200 | 330,960 | 44.72 | 661,918 | 190,451 | 112,369 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2005 | 50-22-20-480-005 | | 401 | PTA | 47535 GREENWICH | 06/23/23 | 725,101 | $145,020 | $130,518 | 351,010 | 48.41 | 702,018 | 132,964 | 109,881 | |
| Greenwd Oks, Warringtn Mnr, MckingB | R2005 | 50-22-20-480-013 | | 401 | PTA | 47477 GREENWICH | 05/28/24 | 750,000 | $150,000 | $135,000 | 328,370 | 43.78 | 656,740 | 193,563 | 100,303 | |
| USE FF RATE | | | | | | | AVERAGE | 713,878 | 142,776 | 128,498 | 317,297 | 44.80 | 634,595 | 192,486 | 113,204 | |
| **USE 975 FF** | | | | | | | MEDIAN | 738,000 | 147,600 | 132,840 | 305,910 | 46.65 | 611,828 | 169,412 | 112,369 | |
| USE maximum $135,000 | | | | | | | | | 1,078 | 970 | | | | 1,453 | 875 | |
| | | | | | | | | | | | | | | | | |
| combine R2004 and R2005 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Island Lk Rav Enclave #1271 | R2020 | 50-22-20-100-032 | | 407 | PTA | 49285 ALBATROSS | 09/27/24 | 1,050,000 | $210,000 | $189,000 | 442,130 | 42.11 | 884,258 | 290,742 | 125,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $135,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| only one sale set with R2021, R2022 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Island Lk Rav East #1271 | R2021 | 50-22-20-302-018 | | 407 | PTA | 25029 ACORN | 03/27/24 | 720,000 | $144,000 | $129,600 | 396,930 | 55.13 | 793,869 | 51,131 | 125,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $135,000** | | | | | | | AVERAGE | 720,000 | 144,000 | 129,600 | 396,930 | 55.13 | 793,869 | 51,131 | 125,000 | |
| | | | | | | | MEDIAN | 720,000 | 144,000 | 129,600 | 396,930 | 55.13 | 793,869 | 51,131 | 125,000 | |
| only one sale set with R2020, R2022 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Kirkway Place OCCP 1572 | R2022 | 50-22-20-276-004 | | 407 | WD | 25242 SUTTON | 08/07/24 | 705,000 | $141,000 | $126,900 | 378,920 | 53.75 | 757,846 | 59,654 | 112,500 | |
| Kirkway Place OCCP 1572 | R2022 | 50-22-20-276-015 | | 407 | WD | 25275 SUTTON | 11/22/23 | 800,000 | $160,000 | $144,000 | 378,600 | 47.33 | 757,207 | 167,793 | 125,000 | |
| Kirkway Place OCCP 1572 | R2022 | 50-22-20-276-016 | | 407 | WD | 25289 SUTTON | 11/13/24 | 750,000 | $150,000 | $135,000 | 349,750 | 46.63 | 699,493 | 175,507 | 125,000 | |
| **USE $135,000** | | | | | | | AVERAGE | 751,667 | 150,333 | 135,300 | 369,090 | 49.24 | 738,182 | 134,318 | 120,833 | |
| | | | | | | | MEDIAN | 750,000 | 150,000 | 135,000 | 378,600 | 47.33 | 757,207 | 167,793 | 125,000 | |
| similar R2020, R2021 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ISLAND LAKE RESERVE #2048 | R2023 | 50-22-20-304-023 | | 407 | WD | 24890 OVERLOOK | 08/07/24 | 875,000 | $175,000 | $157,500 | 411,980 | 47.08 | 823,956 | 211,044 | 160,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $165,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| similar to R2024-one access road | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| VALENCIA EST #2053 | R2024 | 50-22-20-402-007 | | 407 | PTA | 47466 VALENCIA | 12/06/24 | 920,000 | $184,000 | $165,600 | 418,680 | 45.51 | 837,359 | 232,641 | 150,000 | |
| VALENCIA EST #2053 | R2024 | 50-22-20-402-011 | | 407 | PTA | 47494 VALENCIA | 06/23/23 | 955,000 | $191,000 | $171,900 | 459,540 | 48.12 | 919,085 | 185,915 | 150,000 | |
| **USE $165,000** | | | | | | | AVERAGE | 937,500 | 187,500 | 168,750 | 439,110 | 46.81 | 878,222 | 209,278 | 150,000 | |
| | | | | | | | MEDIAN | 937,500 | 187,500 | 168,750 | 439,110 | 46.81 | 878,222 | 209,278 | 150,000 | |
| similar to R2023-one access road | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| OBERLIN #2144 | R2025 | 50-22-20-201-003 | | 407 | PTA | 25907 OBERLIN | 04/28/23 | 700,000 | $140,000 | $126,000 | 375,120 | 53.59 | 750,238 | 74,762 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-007 | | 407 | PTA | 25811 OBERLIN | 08/12/24 | 800,000 | $160,000 | $144,000 | 351,800 | 43.98 | 703,607 | 221,393 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-013 | | 407 | PTA | 25624 OBERLIN | 08/03/23 | 730,000 | $146,000 | $131,400 | 343,380 | 47.04 | 686,750 | 168,250 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-036 | | 407 | PTA | 25741 TENNYSON | 06/21/24 | 780,000 | $156,000 | $140,400 | 361,050 | 46.29 | 722,090 | 182,910 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-037 | | 407 | PTA | 48303 ISABELLA | 06/28/24 | 750,000 | $150,000 | $135,000 | 363,020 | 48.40 | 726,044 | 148,956 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-045 | | 407 | PTA | 25858 TENNYSON | 08/28/24 | 785,000 | $157,000 | $141,300 | 365,910 | 46.61 | 731,819 | 178,181 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-050 | | 407 | PTA | 25937 WEMBLEY | 01/26/24 | 751,000 | $150,200 | $135,180 | 361,800 | 48.18 | 723,609 | 152,391 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-059 | | 407 | PTA | 25721 WEMBLEY | 04/18/23 | 640,000 | $128,000 | $115,200 | 325,600 | 50.88 | 651,209 | 113,791 | 125,000 | |
| OBERLIN #2144 | R2025 | 50-22-20-201-063 | | 407 | PTA | 25798 WEMBLEY | 04/25/23 | 760,000 | $152,000 | $136,800 | 405,600 | 53.37 | 811,208 | 73,792 | 125,000 | |
| **USE $135,000** | | | | | | | AVERAGE | 744,000 | 148,800 | 133,920 | 361,476 | 48.70 | 722,953 | 146,047 | 125,000 | |
| | | | | | | | MEDIAN | 751,000 | 150,200 | 135,180 | 361,800 | 48.18 | 723,609 | 152,391 | 125,000 | |
| | | | | | | | | | | | | | | | | |
| OBERLIN #2144 | R2025 | 50-22-20-201-048 | | 407 | PTA | 25712 OBERLIN | 04/24/23 | 695,000 | $139,000 | $125,100 | 402,660 | 57.94 | 805,327 | 89,673 | 200,000 | 208,500 |
| **USE $200,000** | | | | | | | | | | | | | | | | |
| double lot | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 19 & 20 ACREAGE | R2050 | 50-22-20-100-007 | 50-22-20 | 401 | PTA | 48601 ELEVEN MILE | 04/16/24 | 1,325,000 | $265,000 | $238,500 | 555,910 | 41.96 | 1,181,352 | 935,208 | 791,560 | |
| SEC 19 & 20 ACREAGE | R2050 | 50-22-20-301-007 | | 401 | WD | 24633 DINSER | 12/27/23 | 457,000 | $91,400 | $82,260 | 232,220 | 50.81 | 464,445 | 111,483 | 118,928 | |
| SEC 19 & 20 ACREAGE | R2050 | 50-22-20-301-007 | | 401 | PTA | 24633 DINSER | 12/10/24 | 505,000 | $101,000 | $90,900 | 232,220 | 45.98 | 464,445 | 159,483 | 118,928 | |
| **Building Site - $110,000** | | | | | | | AVERAGE | 762,333 | 152,467 | 137,220 | 340,117 | 46.25 | 703,414 | 402,058 | 343,139 | |
| **Residual - $ 36,000** | | | | | | | MEDIAN | 505,000 | 101,000 | 90,900 | 232,220 | 45.98 | 464,445 | 159,483 | 118,928 | |
| **Low & We - $ 3,600** | | | | | | | | | | | | | | | | |
| **Developmental - $ 110,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Pioneer Meadows | R2101 | 50-22-21-103-028 | | 401 | WD | 25668 STRATH HAVEN | 03/14/25 | 304,875 | $60,975 | $54,878 | 129,600 | 42.51 | 259,198 | 115,178 | 69,501 | |
| Pioneer Meadows | R2101 | 50-22-21-151-011 | | 401 | PTA | 25691 STRATH HAVEN | 05/12/23 | 400,000 | $80,000 | $72,000 | 169,760 | 42.44 | 339,524 | 130,476 | 70,000 | |
| **USE 770FF** | | | | | | | AVERAGE | 352,438 | 70,488 | 63,439 | 149,680 | 42.47 | 299,361 | 122,827 | 69,751 | |
| | | | | | | | MEDIAN | 352,438 | 70,488 | 63,439 | 149,680 | 42.47 | 299,361 | 122,827 | 69,751 | |
| USE maxximum $100,000 | | | | | | | | | 707 | 637 | | | | 1,233 | 700 | |
| | | | | | | | | | | | | | | | | |
| similar to R 2102, R2103, R2126 and R2022 | | | | | | | | | | | | | | | | |
| increase based on land residual, low ratio | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Lochmoor Vlg & Briarwood of Novi | R2102 | 50-22-21-178-012 | | 401 | PTA | 25690 GROVELAND | 05/30/23 | 654,000 | $130,800 | $117,720 | 317,340 | 48.52 | 634,688 | 119,312 | 100,000 | |
| Lochmoor Vlg & Briarwood of Novi | R2103 | 50-22-21-302-002 | | 401 | PTA | 24515 BRAMBLEWOO | 06/24/24 | 486,620 | $97,324 | $87,592 | 224,120 | 46.06 | 448,237 | 138,383 | 100,000 | |
| Lochmoor Vlg & Briarwood of Novi | R2103 | 50-22-21-303-003 | | 401 | WD | 24596 BRAMBLEWOO | 12/29/23 | 445,500 | $89,100 | $80,190 | 223,630 | 50.20 | 447,267 | 96,943 | 98,710 | |
| Lochmoor Vlg & Briarwood of Novi | R2103 | 50-22-21-303-016 | | 401 | PTA | 24545 REDWING | 08/29/23 | 595,000 | $119,000 | $107,100 | 316,240 | 53.15 | 632,486 | 59,379 | 96,865 | |
| Lochmoor Vlg & Briarwood of Novi | R2103 | 50-22-21-303-020 | | 401 | PTA | 24481 REDWING | 06/10/24 | 630,000 | $126,000 | $113,400 | 261,190 | 41.46 | 522,371 | 207,629 | 100,000 | |
| Lochmoor Vlg & Briarwood of Novi | R2103 | 50-22-21-353-001 | | 401 | PTA | 47289 ROBIN | 05/25/23 | 570,000 | $114,000 | $102,600 | 290,820 | 51.02 | 581,648 | 88,352 | 100,000 | |
| Lochmoor Vlg & Briarwood of Novi | R2103 | 50-22-21-377-003 | | 401 | PTA | 24284 BRAMBLEWOO | 12/18/23 | 465,000 | $93,000 | $83,700 | 223,740 | 48.12 | 447,482 | 114,383 | 96,865 | |
| **USE 1100FF** | | | | | | | AVERAGE | 549,446 | 109,889 | 98,900 | 265,297 | 48.36 | 530,597 | 117,769 | 98,920 | |
| | | | | | | | MEDIAN | 570,000 | 114,000 | 102,600 | 261,190 | 48.52 | 522,371 | 114,383 | 100,000 | |
| USE maximum $105,000 | | | | | | | | | 1,202 | 1,082 | | | | 1,289 | 1,082 | |
| | | | | | | | | | | | | | | | | |
| similar to R 2101, R2104, R2126 and R2022 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Roma Ridge | R2104 | 50-22-21-326-013 | | 401 | PTA | 46418 CIDERMILL | 06/28/23 | 550,000 | $110,000 | $99,000 | 258,330 | 46.97 | 516,661 | 133,339 | 100,000 | |
| Roma Ridge | R2104 | 50-22-21-327-019 | | 401 | PTA | 24762 PICARA | 05/03/24 | 625,000 | $125,000 | $112,500 | 258,960 | 41.43 | 517,918 | 199,293 | 92,211 | |
| Roma Ridge | R2104 | 50-22-21-327-020 | | 401 | PTA | 24744 PICARA | 07/10/24 | 620,000 | $124,000 | $111,600 | 253,930 | 40.96 | 507,851 | 203,481 | 91,332 | |
| Roma Ridge | R2104 | 50-22-21-329-019 | | 401 | PTA | 24668 VENICE | 06/14/23 | 583,000 | $116,600 | $104,940 | 282,730 | 48.50 | 565,467 | 109,753 | 92,220 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Roma Ridge | R2104 | 50-22-21-329-036 | | 401 | PTA | 24579 NAPLES | 07/12/24 | 607,000 | $121,400 | $109,260 | 254,420 | 41.91 | 508,843 | 198,157 | 100,000 | |
| Roma Ridge | R2104 | 50-22-21-377-010 | | 401 | PTA | 24415 VENICE | 12/15/23 | 580,000 | $116,000 | $104,400 | 310,330 | 53.51 | 620,658 | 54,097 | 94,755 | |
| **USE 1100FF** | | | | | | | AVERAGE | 594,167 | 118,833 | 106,950 | 269,783 | 45.55 | 539,566 | 149,687 | 95,086 | |
| | | | | | | | MEDIAN | 595,000 | 119,000 | 107,100 | 258,645 | 44.44 | 517,290 | 165,748 | 93,488 | |
| USE maximum $105,000 | | | | | | | | | 1,303 | 1,173 | | | | 1,642 | 1,043 | |
| | | | | | | | | | | | | | | | | |
| similar to R2101, R 2102, R2103, R2126 and R2022 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-451-016 | | 401 | PTA | 24355 SURFSIDE | 02/23/24 | 472,250 | $94,450 | $85,005 | 205,020 | 43.41 | 410,031 | 140,695 | 78,476 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-451-034 | | 401 | PTA | 24607 SIMMONS | 09/11/23 | 500,001 | $100,000 | $90,000 | 249,700 | 49.94 | 499,400 | 71,001 | 70,400 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-452-001 | | 401 | WD | 24502 SIMMONS | 01/17/25 | 360,000 | $72,000 | $64,800 | 161,100 | 44.75 | 322,194 | 99,362 | 61,556 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-452-003 | | 401 | PTA | 24474 SIMMONS | 04/14/23 | 410,000 | $82,000 | $73,800 | 191,860 | 46.80 | 383,710 | 93,147 | 66,857 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-452-017 | | 401 | PTA | 24530 SIMMONS | 11/01/24 | 405,000 | $81,000 | $72,900 | 192,720 | 47.59 | 385,437 | 109,563 | 90,000 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-453-017 | | 401 | PTA | 24485 BONNIE BROOI | 11/22/24 | 415,000 | $83,000 | $74,700 | 173,220 | 41.74 | 346,438 | 146,056 | 77,494 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-453-024 | | 401 | WD | 24425 BONNIE BROOI | 06/26/23 | 392,500 | $78,500 | $70,650 | 163,700 | 41.71 | 327,390 | 139,054 | 73,944 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-453-029 | | 401 | PTA | 24297 SIMMONS | 09/20/24 | 385,000 | $77,000 | $69,300 | 173,880 | 45.16 | 347,760 | 107,984 | 70,744 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-455-004 | | 401 | PTA | 24349 FAIRWAY HILLS | 09/27/24 | 435,000 | $87,000 | $78,300 | 187,060 | 43.00 | 374,118 | 131,219 | 70,337 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-456-011 | | 401 | PTA | 24236 SIMMONS | 11/08/24 | 475,000 | $95,000 | $85,500 | 198,790 | 41.85 | 397,577 | 153,576 | 76,153 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-457-013 | | 401 | PTA | 24923 FAIRWAY HILLS | 09/06/24 | 447,000 | $89,400 | $80,460 | 226,520 | 50.68 | 453,039 | 64,361 | 70,400 | |
| Simmons Orchard 1,2,3,4 | R2105 | 50-22-21-457-013 | | 401 | WD | 24923 FAIRWAY HILLS | 11/02/23 | 447,000 | $89,400 | $80,460 | 226,520 | 50.68 | 453,039 | 64,361 | 70,400 | |
| Simmons Orchard 1,2,3,4 | R2106 | 50-22-21-327-002 | | 401 | PTA | 45931 CIDERMILL | 05/31/24 | 475,000 | $95,000 | $85,500 | 222,610 | 46.87 | 445,216 | 118,394 | 88,610 | |
| Simmons Orchard 1,2,3,4 | R2106 | 50-22-21-327-004 | | 401 | PTA | 24945 SARAH FLYNN | 11/25/24 | 500,000 | $100,000 | $90,000 | 243,230 | 48.65 | 486,454 | 102,411 | 88,865 | |
| Simmons Orchard 1,2,3,4 | R2106 | 50-22-21-327-013 | | 401 | PTA | 24729 SARAH FLYNN | 04/30/25 | 525,000 | $105,000 | $94,500 | 203,470 | 38.76 | 406,937 | 208,063 | 90,000 | |
| Simmons Orchard 1,2,3,4 | R2106 | 50-22-21-328-011 | | 401 | PTA | 24754 SARAH FLYNN | 05/01/23 | 425,000 | $85,000 | $76,500 | 216,010 | 50.83 | 432,015 | 64,837 | 71,852 | |
| Simmons Orchard 1,2,3,4 | R2106 | 50-22-21-378-014 | | 401 | PTA | 24513 SARAH FLYNN | 02/26/24 | 540,000 | $108,000 | $97,200 | 264,570 | 48.99 | 529,143 | 100,857 | 90,000 | |
| Simmons Orchard 1,2,3,4 | R2106 | 50-22-21-378-018 | | 401 | WD | 24562 SARAH FLYNN | 10/24/24 | 517,500 | $103,500 | $93,150 | 223,580 | 43.20 | 447,151 | 142,201 | 71,852 | |
| Simmons Orchard 1,2,3,4 | R2106 | 50-22-21-458-022 | | 401 | PTA | 24486 RIVERVIEW | 12/06/24 | 450,000 | $90,000 | $81,000 | 215,060 | 47.79 | 430,115 | 90,285 | 70,400 | |
| **USE 1000FF** | | | | | | | AVERAGE | 451,382 | 90,276 | 81,249 | 207,296 | 45.91 | 414,588 | 113,022 | 76,228 | |
| | | | | | | | MEDIAN | 447,000 | 89,400 | 80,460 | 205,020 | 46.80 | 410,031 | 107,984 | 71,852 | |
| USE maximum $100,000 | | | | | | | | | 1,024 | 921 | | | | 1,281 | 864 | |
| | | | | | | | | | | | | | | | | |
| similar to R 2101, R2104, R2126 and R2022 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| YORKSHIRE | R2107 | 50-22-21-426-003 | | 401 | WD | 24923 WHITE PLAINS | 07/18/24 | 525,000 | $105,000 | $94,500 | 226,180 | 43.08 | 452,361 | 167,639 | 95,000 | |
| YORKSHIRE | R2107 | 50-22-21-426-027 | | 401 | PTA | 45555 FREEMONT | 02/26/24 | 500,500 | $100,100 | $90,090 | 229,440 | 45.84 | 458,880 | 135,004 | 93,384 | |
| YORKSHIRE | R2107 | 50-22-21-427-022 | | 401 | PTA | 45584 FREEMONT | 08/30/24 | 562,500 | $112,500 | $101,250 | 276,200 | 49.10 | 552,403 | 99,120 | 89,023 | |
| YORKSHIRE | R2107 | 50-22-21-476-023 | | 401 | PTA | 24890 WHITE PLAINS | 06/20/23 | 510,000 | $102,000 | $91,800 | 261,020 | 51.18 | 522,033 | 81,655 | 93,688 | |
| YORKSHIRE | R2107 | 50-22-21-477-003 | | 401 | PTA | 24870 PORTSMOUTH | 12/08/23 | 557,000 | $111,400 | $100,260 | 285,180 | 51.20 | 570,358 | 71,923 | 85,281 | |
| YORKSHIRE | R2107 | 50-22-21-477-009 | | 401 | PTA | 24982 PORTSMOUTH | 06/20/23 | 450,000 | $90,000 | $81,000 | 239,550 | 53.23 | 479,106 | 56,175 | 85,281 | |
| YORKSHIRE | R2107 | 50-22-21-478-002 | | 401 | PTA | 24904 SUTHERLAND | 10/15/24 | 510,000 | $102,000 | $91,800 | 235,800 | 46.24 | 471,603 | 133,397 | 95,000 | |
| YORKSHIRE | R2107 | 50-22-21-480-014 | | 401 | PTA | 24876 DAVENPORT | 07/26/24 | 610,000 | $122,000 | $109,800 | 290,820 | 47.68 | 581,641 | 118,328 | 89,969 | |
| YORKSHIRE | R2107 | 50-22-21-480-022 | | 401 | PTA | 24748 DAVENPORT | 10/07/24 | 610,000 | $122,000 | $109,800 | 276,570 | 45.34 | 553,148 | 151,852 | 95,000 | |
| **USE 1000FF** | | | | | | | AVERAGE | 537,222 | 107,444 | 96,700 | 257,862 | 48.10 | 515,726 | 112,788 | 91,292 | |
| | | | | | | | MEDIAN | 525,000 | 105,000 | 94,500 | 261,020 | 47.68 | 522,033 | 118,328 | 93,384 | |
| USE maximum $100,000 | | | | | | | | | 1,189 | 1,070 | | | | 1,248 | 1,010 | |
| | | | | | | | | | | | | | | | | |
| similar to R2105, R2106 | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-126-028 | | 407 | PTA | 25839 LARAMIE | 06/01/23 | 650,000 | $130,000 | $117,000 | 352,650 | 54.25 | 705,303 | 61,296 | 116,599 | |
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-126-026 | | 407 | PTA | 25905 LARAMIE | 07/25/23 | 752,500 | $150,500 | $135,450 | 383,530 | 50.97 | 767,051 | 99,662 | 114,213 | |
| Waldon Woods OCCP 757 & 891 | R2120 | 50-22-21-202-010 | | 407 | WD | 46282 CORDOBA | 08/23/23 | 745,000 | $149,000 | $134,100 | 340,340 | 45.68 | 680,673 | 164,963 | 100,636 | |
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-203-014 | | 407 | PTA | 25724 CODY | 08/29/23 | 680,000 | $136,000 | $122,400 | 376,430 | 55.36 | 752,868 | 41,349 | 114,217 | |
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-203-007 | | 407 | WD | 25737 CHEYENNE | 09/08/23 | 700,000 | $140,000 | $126,000 | 338,940 | 48.42 | 677,889 | 136,328 | 114,217 | |
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-130-006 | | 407 | PTA | 25857 CHEYENNE | 05/21/24 | 805,000 | $161,000 | $144,900 | 393,460 | 48.88 | 786,929 | 134,983 | 116,912 | |
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-129-001 | | 407 | PTA | 25968 LARAMIE | 06/25/24 | 745,000 | $149,000 | $134,100 | 351,360 | 47.16 | 702,715 | 152,236 | 109,951 | |
| Waldon Woods OCCP 757 & 891 | R2120 | 50-22-21-252-016 | | 407 | PTA | 25594 ARCADIA | 07/02/24 | 830,000 | $166,000 | $149,400 | 359,490 | 43.31 | 718,973 | 225,027 | 114,000 | |
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-130-005 | | 407 | WD | 25879 CHEYENNE | 07/10/24 | 665,000 | $133,000 | $119,700 | 302,040 | 45.42 | 604,078 | 177,370 | 116,448 | |
| Waldon Woods OCCP 757 & 891 | R2121 | 50-22-21-251-020 | | 407 | PTA | 25684 CHEYENNE | 07/29/24 | 850,000 | $170,000 | $153,000 | 388,750 | 45.74 | 777,500 | 185,433 | 112,933 | |
| Waldon Woods OCCP 757 & 891 | R2120 | 50-22-21-252-006 | | 407 | PTA | 25682 ARCADIA | 08/02/24 | 675,000 | $135,000 | $121,500 | 306,190 | 45.36 | 612,387 | 176,261 | 113,648 | |
| Waldon Woods OCCP 757 & 891 | R2120 | 50-22-21-202-011 | | 407 | PTA | 46294 CORDOBA | 09/12/24 | 775,000 | $155,000 | $139,500 | 346,220 | 44.67 | 692,442 | 196,660 | 114,102 | |
| **USE 1300FF** | | | | | | | AVERAGE | 739,375 | 147,875 | 133,088 | 353,283 | 47.94 | 706,567 | 145,964 | 113,156 | |
| | | | | | | | MEDIAN | 745,000 | 149,000 | 134,100 | 352,005 | 46.45 | 704,009 | 158,600 | 114,158 | |
| larger lots | | | | | | | | | 1,444 | 1,300 | | | | 1,425 | 1,105 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Briarwood OCCP 617 | R2122 | 50-22-21-301-020 | | 407 | WD | 47312 CIDERMILL | 05/05/23 | 365,000 | $73,000 | $65,700 | 185,140 | 50.72 | 370,277 | 69,723 | 75,000 | |
| Briarwood OCCP 617 | R2122 | 50-22-21-301-024 | | 407 | PTA | 24665 EDGEWOOD C | 06/14/24 | 425,000 | $85,000 | $76,500 | 218,430 | 51.40 | 436,859 | 63,141 | 75,000 | |
| Briarwood OCCP 617 | R2122 | 50-22-21-301-025 | | 407 | PTA | 24659 EDGEWOOD C | 06/29/23 | 425,000 | $85,000 | $76,500 | 204,120 | 48.03 | 408,246 | 91,754 | 75,000 | |
| Briarwood OCCP 617 | R2122 | 50-22-21-301-055 | | 407 | PTA | 24603 EDGEWOOD | 06/16/23 | 380,000 | $76,000 | $68,400 | 215,290 | 56.66 | 430,577 | 24,423 | 75,000 | |
| **USE $75,000** | | | | | | | AVERAGE | 398,750 | 79,750 | 71,775 | 205,745 | 51.70 | 411,490 | 62,260 | 75,000 | |
| no change | | | | | | | MEDIAN | 402,500 | 80,500 | 72,450 | 209,705 | 51.06 | 419,412 | 66,432 | 75,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Briarwood Village N OCCP 747 | R2123 | 50-22-21-355-009 | | 407 | WD | 47306 SCARLET DR N | 08/25/23 | 473,000 | $94,600 | $85,140 | 233,400 | 49.34 | 466,802 | 91,198 | 85,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $85,000** | | | | | | | AVERAGE | 473,000 | 94,600 | 85,140 | 233,400 | 49.34 | 466,802 | 91,198 | 85,000 | |
| USE 670FF | | | | | | | MEDIAN | 473,000 | 94,600 | 85,140 | 233,400 | 49.34 | 466,802 | 91,198 | 85,000 | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-002 | | 407 | WD | 47114 SCARLET DR S | 08/20/24 | 450,000 | $90,000 | $81,000 | 200,620 | 44.58 | 401,239 | 129,511 | 80,750 | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-005 | | 407 | PTA | 47138 SCARLET DR S | 09/22/23 | 439,000 | $87,800 | $79,020 | 209,810 | 47.79 | 419,628 | 100,122 | 80,750 | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-008 | | 407 | PTA | 47162 SCARLET DR S | 09/18/23 | 439,900 | $87,980 | $79,182 | 228,610 | 51.97 | 457,212 | 71,938 | 89,250 | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-009 | | 407 | WD | 47170 SCARLET DR S | 07/26/24 | 465,000 | $93,000 | $83,700 | 220,870 | 47.50 | 441,730 | 104,020 | 80,750 | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-016 | | 407 | PTA | 24261 SCARLET | 11/19/24 | 498,000 | $99,600 | $89,640 | 236,230 | 47.44 | 472,454 | 106,296 | 80,750 | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-030 | | 407 | PTA | 47177 SCARLET DR S | 04/03/23 | 462,000 | $92,400 | $83,160 | 243,010 | 52.60 | 486,014 | 60,986 | 85,000 | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-044 | | 407 | PTA | 47226 SCARLET DR S | 04/22/24 | 474,000 | $94,800 | $85,320 | 225,600 | 47.59 | 451,196 | 107,804 | 85,000 | |
| Briarwood Village S OCCP 745 | R2124 | 50-22-21-354-047 | | 407 | WD | 47250 SCARLET DR S | 05/04/23 | 500,000 | $100,000 | $90,000 | 255,020 | 51.00 | 510,046 | 74,954 | 85,000 | |
| **USE $85,000** | | | | | | | AVERAGE | 465,988 | 93,198 | 83,878 | 227,471 | 48.81 | 454,940 | 94,454 | 83,406 | |
| no change | | | | | | | MEDIAN | 463,500 | 92,700 | 83,430 | 227,105 | 47.69 | 454,204 | 102,071 | 82,875 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| WEATHERVANE VILLAGE OCCP 744 | R2125 | 50-22-21-400-041 | | 407 | PTA | 24311 WEATHERVANE | 09/18/23 | 355,000 | $71,000 | $63,900 | 168,480 | 47.46 | 336,950 | 73,050 | 55,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $70,000** | | | | | | | AVERAGE | 355,000 | 71,000 | 63,900 | 168,480 | 47.46 | 336,950 | 73,050 | 55,000 | |
| | | | | | | | MEDIAN | 355,000 | 71,000 | 63,900 | 168,480 | 47.46 | 336,950 | 73,050 | 55,000 | |
| change similar to R2122 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Abbey Hills OCCP1046 | R2126 | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $100,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Homestead OCCP1120 | R2127 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $100,000-uniform with adjacent** | | | | | | | | | | | | | | | | |
| **USE 1150 FF** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Sec 21 Acreage | R2150 | 50-22-21-378-032 | | 401 | PTA | 46400 TEN MILE | 12/27/24 | 525,000 | $105,000 | $94,500 | 213,380 | 40.64 | 426,764 | 186,116 | 87,880 | |
| | | | | | | | | | | | | | | | | |
| **USE** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Building Site - $100,000 | | | | | | | | | | | | | | | | |
| Residual - $ 33,000 | | | | | | | | | | | | | | | | |
| Low & Wet - $ 3,600 | | | | | | | | | | | | | | | | |
| similar to adjacent | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CEDARSPRING 1, 2 & 3 | R2201 | 50-22-22-126-001 | | 401 | PTA | 25999 PETROS | 11/08/24 | 459,000 | $91,800 | $82,620 | 189,830 | 41.36 | 379,659 | 163,830 | 84,489 | |
| CEDARSPRING 1, 2 & 3 | R2201 | 50-22-22-127-019 | | 401 | WD | 25884 BUCKMINSTER | 11/26/24 | 450,000 | $90,000 | $81,000 | 204,080 | 45.35 | 408,164 | 129,596 | 87,760 | |
| CEDARSPRING 1, 2 & 3 | R2201 | 50-22-22-127-025 | | 401 | WD | 25714 BUCKMINSTER | 01/17/25 | 490,000 | $98,000 | $88,200 | 238,660 | 48.71 | 477,324 | 90,276 | 77,600 | |
| CEDARSPRING 1, 2 & 3 | R2201 | 50-22-22-128-017 | | 401 | PTA | 25427 BUCKMINSTER | 07/11/23 | 422,500 | $84,500 | $76,050 | 198,660 | 47.02 | 397,322 | 102,778 | 77,600 | |
| CEDARSPRING 1, 2 & 3 | R2201 | 50-22-22-177-044 | | 401 | PTA | 44417 STONE | 10/25/24 | 467,500 | $93,500 | $84,150 | 232,920 | 49.82 | 465,840 | 91,660 | 90,000 | |
| CEDARSPRING 1, 2 & 3 | R2202 | 50-22-22-126-007 | | 401 | PTA | 25627 SULLIVAN | 10/10/23 | 557,500 | $111,500 | $100,350 | 249,920 | 44.83 | 499,839 | 133,693 | 76,032 | |
| CEDARSPRING 1, 2 & 3 | R2202 | 50-22-22-177-007 | | 401 | PTA | 25553 KEENAN | 07/18/23 | 515,000 | $103,000 | $92,700 | 243,420 | 47.27 | 486,843 | 106,389 | 78,232 | |
| CEDARSPRING 1, 2 & 3 | R2202 | 50-22-22-177-025 | | 401 | PTA | 44622 KALI | 10/07/24 | 624,500 | $124,900 | $112,410 | 237,960 | 38.10 | 475,922 | 230,494 | 81,916 | |
| **USE 1100FF** | | | | | | | AVERAGE | 512,833 | 102,567 | 92,310 | 233,590 | 45.96 | 467,182 | 125,882 | 80,230 | |
| | | | | | | | MEDIAN | 502,500 | 100,500 | 90,450 | 238,310 | 47.14 | 476,623 | 104,584 | 77,916 | |
| uniform with R2220, R2102, R2103, and R 2104 | | | | | | | | | 1,232 | 1,109 | | | | 1,512 | 964 | |
| USE maximum $100,000 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| uniform with adjacent R2126, R2127, R2150, and R2107 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MUNRO | R2203 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE -uniform with adjacent** | | | | | | | | | | | | | | | | |
| Building Site - $100,000 | | | | | | | | | | | | | | | | |
| Residual - $ 33,000 | | | | | | | | | | | | | | | | |
| Low & Wet - $ 3,600 | | | | | | | | | | | | | | | | |
| MUNRO | R2203 | 50-22-22-100-008 | | 402 | PTA | 44719 ELEVEN MILE | 01/12/22 | $250,000 | | | $99,420 | 39.77 | $198,846 | | | |
| vacant sale-out of range | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Novi Heights | R2204 | 50-22-22-251-006 | | 401 | PTA | 44149 DURSON | 11/15/24 | 313,500 | $62,700 | $56,430 | 141,580 | 45.16 | 283,165 | 89,855 | 59,520 | |
| | | | | | | | | | | | | | | | | |
| **USE 800FF** | | | | | | | AVERAGE | 313,500 | 62,700 | 56,430 | 141,580 | 45.16 | 283,165 | 89,855 | 59,520 | |
| | | | | | | | MEDIAN | 313,500 | 62,700 | 56,430 | 141,580 | 45.16 | 283,165 | 89,855 | 59,520 | |
| 1 sale-average efc FF 99 at 800FF $79,200-residual | | | | | | | | | 632 | 569 | | | | 906 | 600 | |
| USE maximum $85,000 | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| outlers | | | | | | | | | | | | | | | | |
| Novi Heights | R2204 | 50-22-22-202-011 | | 401 | PTA | 44050 STASSEN | 07/20/23 | 310,000 | $62,000 | $55,800 | 176,210 | 56.84 | 352,411 | 33,484 | 75,895 | |
| Novi Heights | R2204 | 50-22-22-202-019 | | 401 | PTA | 44030 STASSEN | 09/08/23 | 400,000 | $80,000 | $72,000 | 233,430 | 58.36 | 466,858 | 9,037 | 75,895 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SALOW'S WALNUT HILLS | R2205 | 50-22-22-301-031 | | 401 | WD | 24759 GLENDA | 03/04/25 | 361,900 | $72,380 | $65,142 | 150,560 | 41.60 | 301,128 | 148,272 | 87,500 | |
| SALOW'S WALNUT HILLS | R2205 | 50-22-22-301-063 | | 401 | PTA | 24235 GLENDA | 05/16/25 | 250,000 | $50,000 | $45,000 | 81,670 | 32.67 | 163,330 | 156,545 | 69,875 | |
| SALOW'S WALNUT HILLS | R2205 | 50-22-22-301-065 | | 401 | WD | 24977 GLENDA | 06/26/24 | 615,000 | $123,000 | $110,700 | 298,790 | 48.58 | 597,581 | 96,322 | 78,903 | |
| SALOW'S WALNUT HILLS | R2205 | 50-22-22-351-010 | | 401 | WD | 24320 GLENDA | 04/02/25 | 585,000 | $117,000 | $105,300 | 219,870 | 37.58 | 439,740 | 216,703 | 71,443 | |
| SALOW'S WALNUT HILLS | R2210 | 50-22-22-351-012 | | 401 | WD | 45000 TEN MILE | 12/23/24 | 310,000 | $62,000 | $55,800 | 146,190 | 47.16 | 292,374 | 154,924 | 137,298 | |
| SALOW'S WALNUT HILLS | R2210 | 50-22-22-379-011 | | 401 | PTA | 44740 TEN MILE | 09/07/23 | 570,000 | $114,000 | $102,600 | 284,150 | 49.85 | 568,302 | 54,031 | 52,333 | |
| **USE 1000FF** | | | | | | | AVERAGE | 448,650 | 89,730 | 80,757 | 196,872 | 42.91 | 393,743 | 137,800 | 82,892 | |
| | | | | | | | MEDIAN | 465,950 | 93,190 | 83,871 | 185,215 | 44.38 | 370,434 | 151,598 | 75,173 | |
| uniform R2206, R2207,R2105, R2106, R2107, R2126, R2127 | | | | | | | | | 789 | 710 | | | | 1,211 | 729 | |
| larger lots-combined with R2210 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| JAMESTOWNE 1, 2, 3 & 4 | R2206 | 50-22-22-351-021 | | 401 | PTA | 44975 YORKSHIRE | 09/03/24 | 415,000 | $83,000 | $74,700 | 182,450 | 43.96 | 364,908 | 118,092 | 68,000 | |
| JAMESTOWNE 1, 2, 3 & 4 | R2206 | 50-22-22-376-009 | | 401 | WD | 44736 HUNTINGTON | 05/21/24 | 378,000 | $75,600 | $68,040 | 160,200 | 42.38 | 320,400 | 132,072 | 74,472 | |
| JAMESTOWNE 1, 2, 3 & 4 | R2206 | 50-22-22-377-016 | | 401 | PTA | 44831 HUNTINGTON | 11/19/24 | 415,000 | $83,000 | $74,700 | 180,600 | 43.52 | 361,207 | 121,793 | 68,000 | |
| JAMESTOWNE 1, 2, 3 & 4 | R2206 | 50-22-22-378-026 | | 401 | PTA | 24250 JAMESTOWNE | 05/15/23 | 450,000 | $90,000 | $81,000 | 235,330 | 52.30 | 470,650 | 48,122 | 68,772 | |
| JAMESTOWNE 1, 2, 3 & 4 | R2207 | 50-22-22-326-009 | | 401 | PTA | 25038 NEWBERRY | 04/07/23 | 485,000 | $97,000 | $87,300 | 245,710 | 50.66 | 491,416 | 61,584 | 68,000 | |
| **USE 1000FF** | | | | | | | AVERAGE | 428,600 | 85,720 | 77,148 | 200,858 | 46.56 | 401,716 | 96,333 | 69,449 | |
| | | | | | | | MEDIAN | 415,000 | 83,000 | 74,700 | 182,450 | 43.96 | 364,908 | 118,092 | 68,000 | |
| USE maximum $100,000 | | | | | | | | | 1,049 | 944 | | | | 1,179 | 850 | |
| uniform R2105, R2106, R2107, R2126, R2127 | | | | | | | | | | | | | | | | |
| combined with R2207 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Churchill Crossng & Settler's Creek | R2209 | 50-22-22-403-005 | | 401 | PTA | 24555 THATCHER | 03/04/24 | 805,000 | $161,000 | $144,900 | 384,580 | 47.77 | 769,168 | 126,045 | 90,213 | |
| Churchill Crossng & Settler's Creek | R2209 | 50-22-22-453-009 | | 401 | WD | 24384 THATCHER | 08/19/24 | 782,000 | $156,400 | $140,760 | 330,770 | 42.30 | 661,544 | 229,934 | 109,478 | |
| Churchill Crossng & Settler's Creek | R2209 | 50-22-22-453-011 | | 401 | PTA | 24354 THATCHER | 06/23/23 | 685,000 | $137,000 | $123,300 | 319,060 | 46.58 | 638,128 | 158,689 | 111,817 | |
| Churchill Crossng & Settler's Creek | R2209 | 50-22-22-454-013 | | 401 | PTA | 24258 THATCHER | 10/20/23 | 665,000 | $133,000 | $119,700 | 393,390 | 59.16 | 786,779 | (18,155) | 103,624 | |
| **USE 1300 FF** | | | | | | | AVERAGE | 734,250 | 146,850 | 132,165 | 356,950 | 49 | 713,905 | 124,128 | 103,783 | |
| | | | | | | | MEDIAN | 733,500 | 146,700 | 132,030 | 357,675 | 47 | 715,356 | 142,367 | 106,551 | |
| USE maximum $135,000 | | | | | | | | | 1,627 | 1,464 | | | | 1,375 | 1,150 | |
| | | | | | | | | | | | | | | | | |
| uniform R2120 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CREEK CROSSING OCCP 940 | R2220 | 50-22-22-202-039 | | 407 | WD | 25983 CREEK CROSSI | 04/08/25 | 625,000 | $125,000 | $112,500 | 218,630 | 34.98 | 437,254 | 265,949 | 78,203 | |
| | | | | | | | | | | | | | | | | |
| **USE 1100FF** | | | | | | | AVERAGE | 625,000 | 125,000 | 112,500 | 218,630 | 34.98 | 437,254 | 265,949 | 78,203 | |
| | | | | | | | MEDIAN | 625,000 | 125,000 | 112,500 | 218,630 | 34.98 | 437,254 | 265,949 | 78,203 | |
| USE maximum $100,000 | | | | | | | | | 1,383 | 1,244 | | | | 2,942 | 865 | |
| similar R2201 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| TAFT KNOLLS OCCP#1647 | R2221 | 50-22-22-153-002 | | 407 | PTA | 45270 SEDRA | 08/11/23 | 799,000 | $159,800 | $143,820 | 370,300 | 46.35 | 740,599 | 173,401 | 115,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $135,000** | | | | | | | AVERAGE | 799,000 | 159,800 | 143,820 | 370,300 | 46.35 | 740,599 | 173,401 | 115,000 | |
| | | | | | | | MEDIAN | 799,000 | 159,800 | 143,820 | 370,300 | 46.35 | 740,599 | 173,401 | 115,000 | |
| USE $55,000 | | | | | | | | | | | | | | | | |
| phase 3-unimproved lots | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EMERSON PARK OCCP#2250 | R2222 | 50-22-22-404-014 | | 407 | PTA | 43445 CHANCELLOR | 07/26/24 | 565,000 | $113,000 | $101,700 | 243,760 | 43.14 | 487,515 | 162,485 | 85,000 | |
| EMERSON PARK OCCP#2250 | R2222 | 50-22-22-404-036 | | 407 | WD | 43576 PROSPECT | 03/28/25 | 535,000 | $107,000 | $96,300 | 249,350 | 46.61 | 498,704 | 121,296 | 85,000 | |
| EMERSON PARK OCCP#2250 | R2222 | 50-22-22-404-079 | | 407 | PTA | 43533 CHANCELLOR | 05/31/23 | 527,000 | $105,400 | $94,860 | 261,560 | 49.63 | 523,127 | 88,873 | 85,000 | |
| EMERSON PARK OCCP#2250 | R2222 | 50-22-22-404-092 | | 407 | PTA | 43578 CHANCELLOR | 06/30/23 | 475,000 | $95,000 | $85,500 | 245,930 | 51.77 | 491,857 | 68,143 | 85,000 | |
| EMERSON PARK OCCP#2250 | R2222 | 50-22-22-404-093 | | 407 | WD | 43646 CHANCELLOR | 04/16/25 | 500,000 | $100,000 | $90,000 | 229,710 | 45.94 | 459,427 | 125,573 | 85,000 | |
| EMERSON PARK OCCP#2250 | R2222 | 50-22-22-404-120 | | 407 | WD | 43487 PROSPECT | 07/09/24 | 565,000 | $113,000 | $101,700 | 243,310 | 43.06 | 486,614 | 163,386 | 85,000 | |
| **USE $100,000** | | | | | | | AVERAGE | 527,833 | 105,567 | 95,010 | 245,603 | 46.69 | 491,207 | 121,626 | 85,000 | |
| | | | | | | | MEDIAN | 531,000 | 106,200 | 95,580 | 244,845 | 46.27 | 489,686 | 123,435 | 85,000 | |
| | | | | | | | | | | | | | | | | |
| HERITAGE WOODS OCCP 2285 | R2223 | | | | | | | | | | | | | | | |
| **USE $100,000** | | | | | | | | | | | | | | | | |
| **no change** | | | | | | | | | | | | | | | | |
| uniform with R2203 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MEADWBRK GLEN | R2301 | 50-22-23-451-015 | | 401 | PTA | 24331 PINECREST | 05/05/23 | 294,500 | $58,900 | $53,010 | 135,880 | 46.14 | 271,760 | 86,740 | 64,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-328-008 | | 401 | OTH | 42526 PARK RIDGE | 05/31/23 | 380,000 | $76,000 | $68,400 | 160,030 | 42.11 | 320,060 | 122,940 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-327-016 | | 401 | PTA | 42519 PARK RIDGE | 08/23/23 | 310,000 | $62,000 | $55,800 | 163,910 | 52.87 | 327,816 | 43,032 | 60,848 | |
| MEADWBRK GLEN | R2301 | 50-22-23-430-005 | | 401 | PTA | 24580 QUEENSPOINT | 08/23/23 | 392,000 | $78,400 | $70,560 | 177,780 | 45.35 | 355,568 | 99,684 | 63,252 | |
| MEADWBRK GLEN | R2301 | 50-22-23-427-001 | | 401 | PTA | 41836 CHERRYHILL | 08/31/23 | 352,500 | $70,500 | $63,450 | 162,700 | 46.16 | 325,409 | 90,843 | 63,752 | |
| MEADWBRK GLEN | R2301 | 50-22-23-451-016 | | 401 | WD | 24323 PINECREST | 10/20/23 | 415,000 | $83,000 | $74,700 | 207,650 | 50.04 | 415,308 | 63,647 | 63,955 | |
| MEADWBRK GLEN | R2301 | 50-22-23-431-021 | | 401 | PTA | 24512 KINGS POINTE | 10/23/23 | 350,000 | $70,000 | $63,000 | 168,330 | 48.09 | 336,666 | 77,942 | 64,608 | |
| MEADWBRK GLEN | R2301 | 50-22-23-454-025 | | 401 | PTA | 24200 HAMPTON HILL | 11/03/23 | 412,000 | $82,400 | $74,160 | 190,590 | 46.26 | 381,180 | 109,162 | 78,342 | |
| MEADWBRK GLEN | R2301 | 50-22-23-428-008 | | 401 | PTA | 41802 RIDGE RD E | 11/30/23 | 400,000 | $80,000 | $72,000 | 200,780 | 50.20 | 401,567 | 74,420 | 75,987 | |
| MEADWBRK GLEN | R2301 | 50-22-23-403-018 | | 401 | PTA | 41930 RIDGE RD E | 03/04/24 | 435,000 | $87,000 | $78,300 | 182,360 | 41.92 | 364,710 | 133,290 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-328-021 | | 401 | PTA | 42388 PARK RIDGE | 04/18/24 | 382,000 | $76,400 | $68,760 | 158,000 | 41.36 | 316,002 | 128,998 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-454-010 | | 401 | PTA | 24380 HAMPTON HILL | 05/09/24 | 407,000 | $81,400 | $73,260 | 181,050 | 44.48 | 362,095 | 107,905 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-328-040 | | 401 | PTA | 24705 APPLE CREST | 05/10/24 | 360,000 | $72,000 | $64,800 | 169,300 | 47.03 | 338,607 | 97,335 | 75,942 | |
| MEADWBRK GLEN | R2301 | 50-22-23-453-004 | | 401 | PTA | 24384 KNOLLWOOD | 05/17/24 | 411,000 | $82,200 | $73,980 | 201,860 | 49.11 | 403,729 | 71,519 | 64,248 | |
| MEADWBRK GLEN | R2301 | 50-22-23-451-017 | | 401 | WD | 24315 PINECREST | 05/31/24 | 325,000 | $65,000 | $58,500 | 153,100 | 47.11 | 306,207 | 82,545 | 63,752 | |
| MEADWBRK GLEN | R2301 | 50-22-23-328-031 | | 401 | PTA | 24815 APPLE CREST | 06/14/24 | 460,000 | $92,000 | $82,800 | 189,180 | 41.13 | 378,360 | 144,640 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-377-017 | | 401 | PTA | 24556 PARK RIDGE | 06/18/24 | 351,000 | $70,200 | $63,180 | 171,910 | 48.98 | 343,814 | 70,388 | 63,202 | |
| MEADWBRK GLEN | R2301 | 50-22-23-405-011 | | 401 | PTA | 24837 HIGHLANDS | 06/24/24 | 457,000 | $91,400 | $82,260 | 180,350 | 39.46 | 360,705 | 159,295 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-402-016 | | 401 | PTA | 42102 RIDGE RD W | 07/02/24 | 380,000 | $76,000 | $68,400 | 151,620 | 39.90 | 303,244 | 139,756 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-327-024 | | 401 | PTA | 42455 PARK RIDGE | 07/08/24 | 330,000 | $66,000 | $59,400 | 167,070 | 50.63 | 334,139 | 62,024 | 66,163 | |
| MEADWBRK GLEN | R2301 | 50-22-23-327-003 | | 401 | WD | 42536 CHERRYHILL | 08/05/24 | 439,350 | $87,870 | $79,083 | 183,560 | 41.78 | 367,129 | 135,480 | 63,259 | |
| MEADWBRK GLEN | R2301 | 50-22-23-407-008 | | 401 | PTA | 24700 HIGHLANDS | 08/07/24 | 435,000 | $87,000 | $78,300 | 183,910 | 42.28 | 367,817 | 130,183 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-453-006 | | 401 | WD | 24360 KNOLLWOOD | 08/09/24 | 445,000 | $89,000 | $80,100 | 216,040 | 48.55 | 432,082 | 77,166 | 64,248 | |
| MEADWBRK GLEN | R2301 | 50-22-23-404-002 | | 401 | PTA | 42229 PARK RIDGE | 09/24/24 | 349,188 | $69,838 | $62,854 | 173,230 | 49.61 | 346,455 | 69,899 | 67,166 | |
| MEADWBRK GLEN | R2301 | 50-22-23-329-003 | | 401 | PTA | 24862 APPLE CREST | 11/01/24 | 411,600 | $82,320 | $74,088 | 206,740 | 50.23 | 413,470 | 61,130 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-452-003 | | 401 | PTA | 24344 PINECREST | 11/08/24 | 450,000 | $90,000 | $81,000 | 188,190 | 41.82 | 376,372 | 137,876 | 64,248 | |
| MEADWBRK GLEN | R2301 | 50-22-23-454-021 | | 401 | PTA | 24248 HAMPTON HILL | 12/17/24 | 435,000 | $87,000 | $78,300 | 149,610 | 34.39 | 299,217 | 198,783 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-328-009 | | 401 | WD | 42518 PARK RIDGE | 01/29/25 | 384,130 | $76,826 | $69,143 | 161,960 | 42.16 | 323,910 | 123,220 | 63,000 | |
| MEADWBRK GLEN | R2301 | 50-22-23-430-001 | | 401 | WD | 41881 PARK RIDGE | 02/18/25 | 407,800 | $81,560 | $73,404 | 189,050 | 46.36 | 378,094 | 103,417 | 73,711 | |
| MEADWBRK GLEN | R2301 | 50-22-23-402-005 | | 401 | WD | 42009 CHERRYHILL | 03/17/25 | 367,000 | $73,400 | $66,060 | 173,080 | 47.16 | 346,167 | 98,370 | 77,537 | |
| MEADWBRK GLEN | R2301 | 50-22-23-451-014 | | 401 | WD | 24339 PINECREST | 04/15/25 | 396,000 | $79,200 | $71,280 | 170,440 | 43.04 | 340,876 | 119,372 | 64,248 | |
| **USE 1100FF** | | | | | | | AVERAGE | 391,099 | 78,220 | 70,398 | 176,428 | 45.35 | 352,856 | 103,903 | 65,660 | |
| | | | | | | | MEDIAN | 396,000 | 79,200 | 71,280 | 173,230 | 46.16 | 346,455 | 99,684 | 63,752 | |
| USE maximum $85,000 | | | | | | | | | 1,241 | 1,117 | | | | 1,649 | 1,042 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| GATEWAY VILLAGE OCCP1430 | R2320 | 50-22-23-227-013 | | 407 | PTA | 25618 PORTICO | 01/11/24 | 253,000 | $50,600 | $45,540 | 131,440 | 51.95 | 262,888 | 39,612 | 49,500 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GATEWAY VILLAGE OCCP1430 | R2320 | 50-22-23-227-050 | | 407 | PTA | 41641 TERA | 03/28/24 | 340,000 | $68,000 | $61,200 | 139,370 | 40.99 | 278,733 | 110,767 | 49,500 | |
| GATEWAY VILLAGE OCCP1430 | R2320 | 50-22-23-227-057 | | 407 | WD | 41614 HAMLET | 03/14/25 | 288,000 | $57,600 | $51,840 | 127,370 | 44.23 | 254,746 | 82,754 | 49,500 | |
| GATEWAY VILLAGE OCCP1430 | R2320 | 50-22-23-227-062 | | 407 | PTA | 41604 HAMLET | 10/08/24 | 255,000 | $51,000 | $45,900 | 125,540 | 49.23 | 251,070 | 53,430 | 49,500 | |
| GATEWAY VILLAGE OCCP1430 | R2320 | 50-22-23-227-165 | | 407 | WD | 25520 PORTICO | 04/23/25 | 275,000 | $55,000 | $49,500 | 126,090 | 45.85 | 252,185 | 72,315 | 49,500 | |
| GATEWAY VILLAGE OCCP1430 | R2320 | 50-22-23-227-171 | | 407 | WD | 25573 PORTICO | 04/23/25 | 272,000 | $54,400 | $48,960 | 126,090 | 46.36 | 252,185 | 69,315 | 49,500 | |
| **USE $60,000** | | | | | | | AVERAGE | 280,500 | 56,100 | 50,490 | 129,317 | 46.43 | 258,635 | 71,366 | 49,500 | |
| | | | | | | | MEDIAN | 273,500 | 54,700 | 49,230 | 126,730 | 46.10 | 253,466 | 70,815 | 49,500 | |
| | | | | | | | | | | | | | | | | |
| BROOKHAVEN OCCP#1531 | R2321 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $95,000** | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-001 | | 407 | PTA | 41680 ORIANNA | 05/04/23 | 455,000 | $91,000 | $81,900 | 226,680 | 49.82 | 453,361 | 61,639 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-005 | | 407 | PTA | 41664 ORIANNA | 05/31/24 | 460,000 | $92,000 | $82,800 | 211,290 | 45.93 | 422,572 | 97,428 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-007 | | 407 | PTA | 41656 ORIANNA | 07/14/23 | 455,000 | $91,000 | $81,900 | 226,530 | 49.79 | 453,053 | 61,947 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-008 | | 407 | PTA | 41638 ORIANNA | 06/15/23 | 455,000 | $91,000 | $81,900 | 226,680 | 49.82 | 453,361 | 61,639 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-009 | | 407 | WD | 41634 ORIANNA | 04/03/23 | 435,000 | $87,000 | $78,300 | 215,080 | 49.44 | 430,158 | 64,842 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-010 | | 407 | PTA | 41630 ORIANNA | 06/29/23 | 435,000 | $87,000 | $78,300 | 215,080 | 49.44 | 430,158 | 64,842 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-011 | | 407 | WD | 41626 ORIANNA | 08/15/24 | 445,000 | $89,000 | $80,100 | 226,530 | 50.91 | 453,053 | 51,947 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-013 | | 407 | PTA | 41604 ORIANNA | 03/25/24 | 460,000 | $92,000 | $82,800 | 228,730 | 49.72 | 457,461 | 62,539 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-014 | | 407 | WD | 41600 ORIANNA | 04/01/25 | 452,500 | $90,500 | $81,450 | 215,080 | 47.53 | 430,158 | 82,342 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-019 | | 407 | PTA | 41566 ORIANNA | 08/01/24 | 440,000 | $88,000 | $79,200 | 217,010 | 49.32 | 434,016 | 65,984 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-021 | | 407 | PTA | 41558 ORIANNA | 08/14/24 | 446,550 | $89,310 | $80,379 | 217,010 | 48.60 | 434,016 | 72,534 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-023 | | 407 | PTA | 41550 ORIANNA | 02/08/24 | 457,000 | $91,400 | $82,260 | 217,010 | 47.49 | 434,016 | 82,984 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-024 | | 407 | PTA | 41546 ORIANNA | 08/13/24 | 457,000 | $91,400 | $82,260 | 228,570 | 50.02 | 457,148 | 59,852 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-026 | | 407 | PTA | 25503 GRANDVIEW | 05/08/25 | 470,200 | $94,040 | $84,636 | 188,710 | 40.13 | 377,420 | 152,780 | 60,000 | |
| GATEWAY TOWNHOMES OF NOVI OCCP 22 | R2322 | 50-22-23-231-028 | | 407 | PTA | 25519 GRANDVIEW | 12/27/24 | 467,000 | $93,400 | $84,060 | 221,310 | 47.39 | 442,629 | 84,371 | 60,000 | |
| **USE $70,000** | | | | | | | AVERAGE | 452,683 | 90,537 | 81,483 | 218,753 | 48.36 | 437,505 | 75,178 | 60,000 | |
| | | | | | | | MEDIAN | 455,000 | 91,000 | 81,900 | 217,010 | 49.44 | 434,016 | 64,842 | 60,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-003 | | 407 | PTA | 43200 ATWOOD | 11/15/24 | 599,990 | $119,998 | $107,998 | 286,520 | 47.75 | 573,043 | 81,947 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-005 | | 407 | PTA | 43180 ATWOOD | 12/05/24 | 491,290 | $98,258 | $88,432 | 232,270 | 47.28 | 464,533 | 81,757 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-006 | | 407 | PTA | 43176 ATWOOD | 12/04/24 | 576,540 | $115,308 | $103,777 | 237,330 | 41.16 | 474,650 | 156,890 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-007 | | 407 | WD | 43172 ATWOOD | 12/02/24 | 496,190 | $99,238 | $89,314 | 228,250 | 46.00 | 456,499 | 94,691 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-008 | | 407 | PTA | 43168 ATWOOD | 12/06/24 | 572,990 | $114,598 | $103,138 | 279,670 | 48.81 | 559,330 | 68,660 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-009 | | 407 | WD | 43164 ATWOOD | 12/09/24 | 499,140 | $99,828 | $89,845 | 227,460 | 45.57 | 454,910 | 99,230 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-010 | | 407 | PTA | 43160 ATWOOD | 12/09/24 | 547,990 | $109,598 | $98,638 | 252,710 | 46.12 | 505,423 | 97,567 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-011 | | 407 | WD | 43118 ATWOOD | 01/22/25 | 554,618 | $110,924 | $99,831 | 213,440 | 38.48 | 426,883 | 182,735 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-012 | | 407 | WD | 43114 ATWOOD | 12/20/24 | 576,990 | $115,398 | $103,858 | 279,680 | 48.47 | 559,358 | 72,632 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-013 | | 407 | WD | 43110 ATWOOD | 12/19/24 | 496,615 | $99,323 | $89,391 | 230,050 | 46.32 | 460,104 | 91,511 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-014 | | 407 | WD | 43106 ATWOOD | 12/20/24 | 475,990 | $95,198 | $85,678 | 215,910 | 45.36 | 431,816 | 99,174 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-015 | | 407 | WD | 43102 ATWOOD | 03/07/25 | 494,990 | $98,998 | $89,098 | 195,610 | 39.52 | 391,218 | 158,772 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-017 | | 407 | PTA | 43094 ATWOOD | 12/18/24 | 560,340 | $112,068 | $100,861 | 279,680 | 49.91 | 559,358 | 55,982 | 55,000 | |
| THE TOWNES AT MAIN STREET OCCP 2406 | R2323 | 50-22-23-153-018 | | 407 | PTA | 43090 ATWOOD | 12/20/24 | 548,365 | $109,673 | $98,706 | 252,710 | 46.08 | 505,423 | 97,942 | 55,000 | |
| **USE $95,000** | | | | | | | AVERAGE | 535,146 | 107,029 | 96,326 | 243,664 | 45.49 | 487,325 | 102,821 | 55,000 | |
| prior land was unimproved | | | | | | | MEDIAN | 548,178 | 109,636 | 98,672 | 234,800 | 46.10 | 469,592 | 96,129 | 55,000 | |
| | | | | | | | | | | | | | | | | |
| Camborne Place | R2402 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE 1100FF** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| USE maximum $100,000 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| increased same as adjacent R2403, R2404, and R2405 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| WILLOWBRK FARMS | R2403 | 50-22-24-301-026 | | 401 | PTA | 41240 CLERMONT | 06/24/24 | 750,000 | $150,000 | $135,000 | 334,540 | 44.61 | 669,074 | 188,909 | 107,983 | |
| WILLOWBRK FARMS | R2403 | 50-22-24-302-028 | | 401 | WD | 24938 BLOOMFIELD | 01/31/25 | 991,500 | $198,300 | $178,470 | 407,440 | 41.09 | 814,870 | 294,352 | 117,722 | |
| WILLOWBRK FARMS | R2403 | 50-22-24-326-023 | | 401 | PTA | 24570 BETHANY | 06/16/23 | 590,000 | $118,000 | $106,200 | 280,500 | 47.54 | 561,006 | 120,480 | 91,486 | |
| WILLOWBRK FARMS | R2403 | 50-22-24-330-001 | | 401 | WD | 24750 BETHANY | 04/01/25 | 630,000 | $126,000 | $113,400 | 252,160 | 40.03 | 504,314 | 226,020 | 100,334 | |
| WILLOWBRK FARMS | R2403 | 50-22-24-376-012 | | 401 | PTA | 24687 BETHANY | 09/06/23 | 620,000 | $124,000 | $111,600 | 259,550 | 41.86 | 519,090 | 205,189 | 104,279 | |
| WILLOWBRK FARMS | R2403 | 50-22-24-377-021 | | 401 | PTA | 40673 CAMBORNE | 09/20/24 | 675,000 | $135,000 | $121,500 | 323,330 | 47.90 | 646,654 | 131,336 | 102,990 | |
| WILLOWBRK FARMS | R2403 | 50-22-24-377-023 | | 401 | WD | 24430 BETHANY | 03/22/24 | 622,500 | $124,500 | $112,050 | 270,500 | 43.45 | 540,991 | 183,255 | 101,746 | |
| **USE 1300FF** | | | | | | | AVERAGE | 697,000 | 139,400 | 125,460 | 304,003 | 43.78 | 608,000 | 192,792 | 103,791 | |
| | | | | | | | MEDIAN | 630,000 | 126,000 | 113,400 | 280,500 | 43.45 | 561,006 | 188,909 | 102,990 | |
| | | | | | | | | | 1,438 | 1,294 | | | | 1,989 | 1,071 | |
| | | | | | | | | | | | | | | | | |
| Leslie Park | R2404 | 50-22-24-326-006 | | 401 | PTA | 24801 JOSEPH | 07/11/23 | 590,000 | $118,000 | $106,200 | 317,020 | 53.73 | 634,030 | 2,890 | 46,920 | |
| | | | | | | | | | | | | | | | | |
| **USE 600FF** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| did not use sale-unique new home in older neighborhood | | | | | | | | | | | | | | | | |
| standard FF-92 apx. $55,200 | | | | | | | | | | | | | | | | |
| increased same as adjacent R2402, R2403, and R2405 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEELEY'S GOLDEN ACRES | R2405 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **NO SALES-ONLY 4 PARCELS** | | | | | | | | | | | | | | | | |
| **USE 600FF** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| standard FF-102 apx. $61,200 | | | | | | | | | | | | | | | | |
| increased same as adjacent R2402, R2403, and R2404 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| WILLOWBROOK FARMS 4 | R2406 | 50-22-24-377-032 | | 401 | PTA | 24405 AMANDA | 11/15/24 | 665,000 | $133,000 | $119,700 | 290,310 | 43.66 | 580,624 | 179,376 | 95,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $110,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| increased comparable with adjacent R2403, R2404, and R2402 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-021 | | 407 | PTA | 24500 OLDE ORCHAR | 03/18/24 | 190,000 | $38,000 | $34,200 | 103,680 | 54.57 | 207,360 | 17,640 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-028 | | 407 | PTA | 24514 OLDE ORCHAR | 03/25/24 | 212,500 | $42,500 | $38,250 | 97,450 | 45.86 | 194,898 | 52,602 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-032 | | 407 | PTA | 24526 OLDE ORCHAR | 04/28/23 | 177,000 | $35,400 | $31,860 | 93,970 | 53.09 | 187,933 | 24,067 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-047 | | 407 | PTA | 24582 OLDE ORCHAR | 07/24/24 | 220,000 | $44,000 | $39,600 | 93,280 | 42.40 | 186,562 | 68,438 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-054 | | 407 | WD | 24610 OLDE ORCHAR | 04/21/25 | 219,000 | $43,800 | $39,420 | 98,130 | 44.81 | 196,255 | 57,745 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-109 | | 407 | WD | 24413 OLDE ORCHAR | 01/13/25 | 215,000 | $43,000 | $38,700 | 99,830 | 46.43 | 199,666 | 50,334 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-142 | | 407 | PTA | 24507 OLDE ORCHAR | 10/27/23 | 210,000 | $42,000 | $37,800 | 100,290 | 47.76 | 200,579 | 44,421 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-148 | | 407 | PTA | 24523 OLDE ORCHAR | 10/03/24 | 229,900 | $45,980 | $41,382 | 93,280 | 40.57 | 186,562 | 78,338 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-156 | | 407 | PTA | 24543 OLDE ORCHAR | 10/30/23 | 220,000 | $44,000 | $39,600 | 93,710 | 42.60 | 187,421 | 67,579 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-187 | | 407 | PTA | 24652 OLDE ORCHAR | 07/19/23 | 197,000 | $39,400 | $35,460 | 93,970 | 47.70 | 187,933 | 44,067 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-207 | | 407 | WD | 24732 OLDE ORCHAR | 04/30/25 | 182,500 | $36,500 | $32,850 | 91,710 | 50.25 | 183,424 | 34,076 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-222 | | 407 | PTA | 24770 OLDE ORCHAR | 06/23/23 | 212,000 | $42,400 | $38,160 | 96,490 | 45.51 | 192,974 | 54,026 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-290 | | 407 | WD | 24623 OLDE ORCHAR | 02/21/25 | 219,900 | $43,980 | $39,582 | 93,280 | 42.42 | 186,562 | 68,338 | 35,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-299 | | 407 | PTA | 24645 OLDE ORCHAR | 04/17/23 | 185,000 | $37,000 | $33,300 | 84,680 | 45.77 | 169,362 | 50,638 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-310 | | 407 | PTA | 24675 OLDE ORCHAR | 09/15/23 | 210,000 | $42,000 | $37,800 | 98,470 | 46.89 | 196,938 | 48,062 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2420 | 50-22-24-451-342 | | 407 | PTA | 24834 OLDE ORCHAR | 02/16/24 | 220,000 | $44,000 | $39,600 | 95,630 | 43.47 | 191,269 | 63,731 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-069 | | 407 | WD | 24630 BASHIAN | 10/04/24 | 245,000 | $49,000 | $44,100 | 111,380 | 45.46 | 222,750 | 57,250 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-075 | | 407 | PTA | 24606 BASHIAN | 06/25/24 | 189,900 | $37,980 | $34,182 | 85,100 | 44.81 | 170,196 | 54,704 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-079 | | 407 | WD | 24584 BASHIAN | 08/26/24 | 221,000 | $44,200 | $39,780 | 105,090 | 47.55 | 210,176 | 45,824 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-088 | | 407 | PTA | 24548 BASHIAN | 01/18/24 | 213,000 | $42,600 | $38,340 | 102,410 | 48.08 | 204,829 | 43,171 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-094 | | 407 | PTA | 24524 BASHIAN | 04/11/24 | 240,000 | $48,000 | $43,200 | 99,740 | 41.56 | 199,484 | 75,516 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-259 | | 407 | PTA | 24619 BASHIAN | 05/24/24 | 230,000 | $46,000 | $41,400 | 103,480 | 44.99 | 206,959 | 58,041 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-262 | | 407 | PTA | 24631 BASHIAN | 12/28/23 | 224,000 | $44,800 | $40,320 | 104,250 | 46.54 | 208,504 | 50,496 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-351 | | 407 | PTA | 24431 BASHIAN | 05/05/23 | 220,000 | $44,000 | $39,600 | 114,280 | 51.95 | 228,556 | 26,444 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-352 | | 407 | WD | 24435 BASHIAN | 02/13/25 | 182,500 | $36,500 | $32,850 | 102,490 | 56.16 | 204,977 | 12,523 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-360 | | 407 | WD | 24471 BASHIAN | 04/02/24 | 215,000 | $43,000 | $38,700 | 111,380 | 51.80 | 222,750 | 27,250 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-361 | | 407 | PTA | 24475 BASHIAN | 11/30/23 | 240,000 | $48,000 | $43,200 | 117,860 | 49.11 | 235,726 | 39,274 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-381 | | 407 | PTA | 24305 BASHIAN | 11/08/23 | 186,000 | $37,200 | $33,480 | 99,200 | 53.33 | 198,398 | 22,602 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2421 | 50-22-24-451-404 | | 407 | PTA | 24458 BASHIAN | 06/21/24 | 255,000 | $51,000 | $45,900 | 108,380 | 42.50 | 216,760 | 73,240 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-409 | | 407 | PTA | 24308 BASHIAN | 10/08/24 | 245,000 | $49,000 | $44,100 | 112,330 | 45.85 | 224,657 | 55,343 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-418 | | 407 | WD | 24264 BASHIAN | 06/21/24 | 240,500 | $48,100 | $43,290 | 112,280 | 46.69 | 224,564 | 50,936 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-419 | | 407 | PTA | 24260 BASHIAN | 08/30/23 | 247,000 | $49,400 | $44,460 | 116,750 | 47.27 | 233,500 | 48,500 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-420 | | 407 | PTA | 24252 BASHIAN | 01/17/24 | 225,000 | $45,000 | $40,500 | 106,090 | 47.15 | 212,178 | 47,822 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-422 | | 407 | PTA | 24244 BASHIAN | 05/15/24 | 229,000 | $45,800 | $41,220 | 115,370 | 50.38 | 230,737 | 33,263 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-424 | | 407 | WD | 24236 BASHIAN | 09/28/23 | 229,000 | $45,800 | $41,220 | 121,330 | 52.98 | 242,661 | 21,339 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-441 | | 407 | WD | 24738 BASHIAN | 04/19/24 | 235,000 | $47,000 | $42,300 | 115,550 | 49.17 | 231,104 | 38,896 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2422 | 50-22-24-451-446 | | 407 | PTA | 24762 BASHIAN | 11/01/24 | 243,000 | $48,600 | $43,740 | 115,670 | 47.60 | 231,332 | 46,668 | 35,000 | |
| Old Orchrd/Applgt 1&2/Novi Plc OCCP | R2423 | 50-22-24-451-476 | | 407 | WD | 24705 BASHIAN | 05/09/25 | 253,000 | $50,600 | $45,540 | 101,410 | 40.08 | 202,823 | 85,177 | 35,000 | |
| **USE $40,000** | | | | | | | AVERAGE | 219,150 | 43,830 | 39,447 | 102,886 | 47.13 | 205,772 | 48,378 | 35,000 | |
| | | | | | | | MEDIAN | 220,000 | 44,000 | 39,600 | 101,910 | 46.79 | 203,826 | 49,417 | 35,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Sec 24 Acreage | R2450 | 50-22-24-201-014 | | 401 | PTA | 25712 SEELEY | 10/30/24 | 270,000 | $54,000 | $48,600 | 100,140 | 37.09 | 200,274 | 138,178 | 68,452 | |
| | | | | | | | | | | | | | | | | |
| **USE** | | | | | | | | | | | | | | | | |
| Building Site - $85.000 | | | | | | | | | | | | | | | | |
| Residual - $28,000 | | | | | | | | | | | | | | | | |
| Low & Wet - $ 3,600 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| similar to R2405 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Willowbk Est 1,2,3 & Heathergreen | R2401 | 50-22-24-352-008 | | 401 | WD | 24461 WILLOW | 11/04/24 | 297,000 | $59,400 | $53,460 | 130,190 | 43.84 | 260,387 | 107,182 | 70,569 | |
| Willowbk Est 1,2,3 & Heathergreen | R2401 | 50-22-24-353-016 | | 401 | WD | 40890 TEN MILE | 07/12/24 | 385,000 | $77,000 | $69,300 | 191,540 | 49.75 | 383,088 | 105,621 | 103,709 | |
| Willowbk Est 1,2,3 & Heathergreen | R2401 | 50-22-24-353-018 | | 401 | WD | 24455 MILLSTREAM | 03/28/25 | 345,000 | $69,000 | $62,100 | 150,270 | 43.56 | 300,543 | 124,798 | 80,341 | |
| Willowbk Est 1,2,3 & Heathergreen | R2401 | 50-22-24-376-007 | | 401 | WD | 24400 BORDERHILL | 02/12/24 | 401,000 | $80,200 | $72,180 | 171,790 | 42.84 | 343,587 | 134,200 | 76,787 | |
| Willowbk Est 1,2,3 & Heathergreen | R2502 | 50-22-25-202-007 | | 401 | PTA | 24063 HEATHERGREE | 06/06/24 | 340,000 | $68,000 | $61,200 | 143,490 | 42.20 | 286,973 | 124,242 | 71,215 | |
| Willowbk Est 1,2,3 & Heathergreen | R2502 | 50-22-25-203-006 | | 401 | PTA | 40123 BUCKINGHAM | 11/01/24 | 376,950 | $75,390 | $67,851 | 147,670 | 39.17 | 295,348 | 144,851 | 63,249 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-101-006 | | 401 | PTA | 23920 MEADOWBROC | 12/11/23 | 235,000 | $47,000 | $42,300 | 120,380 | 51.23 | 240,757 | 48,173 | 53,930 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-101-013 | | 401 | PTA | 23710 MEADOWBROC | 12/02/24 | 260,000 | $52,000 | $46,800 | 129,510 | 49.81 | 259,021 | 54,909 | 53,930 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-101-033 | | 401 | WD | 23805 W LE BOST | 01/23/25 | 317,100 | $63,420 | $57,078 | 132,440 | 41.77 | 264,884 | 112,138 | 59,922 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-102-002 | | 401 | PTA | 40965 TEN MILE | 05/20/24 | 290,000 | $58,000 | $52,200 | 123,360 | 42.54 | 246,710 | 102,549 | 59,259 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-102-011 | | 401 | WD | 23906 E LE BOST | 10/31/24 | 330,000 | $66,000 | $59,400 | 156,550 | 47.44 | 313,095 | 90,309 | 73,404 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-103-014 | | 401 | PTA | 40960 MOORINGSIDE | 12/13/24 | 325,000 | $65,000 | $58,500 | 129,640 | 39.89 | 259,270 | 129,434 | 63,704 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-104-002 | | 401 | PTA | 41151 N MCMAHON | 05/03/24 | 345,000 | $69,000 | $62,100 | 154,330 | 44.73 | 308,668 | 99,232 | 62,900 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-105-004 | | 401 | PTA | 23898 W LE BOST | 07/21/23 | 270,000 | $54,000 | $48,600 | 152,630 | 56.53 | 305,252 | 31,481 | 66,733 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-105-013 | | 401 | WD | 23779 E LE BOST | 01/21/25 | 315,000 | $63,000 | $56,700 | 160,560 | 50.97 | 321,128 | 59,715 | 65,843 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-105-020 | | 401 | PTA | 41150 N MCMAHON | 12/04/23 | 280,000 | $56,000 | $50,400 | 147,890 | 52.82 | 295,782 | 44,140 | 59,922 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-105-038 | | 401 | PTA | 41065 S MCMAHON | 09/29/23 | 302,000 | $60,400 | $54,360 | 134,550 | 44.55 | 269,091 | 95,809 | 62,900 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-126-038 | | 401 | WD | 23685 RIPPLECREEK | 01/31/25 | 322,000 | $64,400 | $57,960 | 144,020 | 44.73 | 288,039 | 105,530 | 71,569 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-127-004 | | 401 | WD | 24051 GLENRIDGE | 11/13/24 | 299,500 | $59,900 | $53,910 | 145,370 | 48.54 | 290,738 | 78,843 | 70,081 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-128-001 | | 401 | PTA | 40693 TEN MILE | 06/30/23 | 360,000 | $72,000 | $64,800 | 147,550 | 40.99 | 295,093 | 128,009 | 63,102 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-128-006 | | 401 | WD | 40539 TEN MILE | 07/07/23 | 324,900 | $64,980 | $58,482 | 133,390 | 41.06 | 266,779 | 119,846 | 61,725 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-128-021 | | 401 | PTA | 40646 ROCKHILL | 09/06/23 | 315,000 | $63,000 | $56,700 | 160,480 | 50.95 | 320,960 | 64,267 | 70,227 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-128-022 | | 401 | WD | 40630 ROCKHILL | 08/09/24 | 390,500 | $78,100 | $70,290 | 175,560 | 44.96 | 351,120 | 107,022 | 67,642 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-130-003 | | 401 | PTA | 23767 MAUDELEA | 03/07/24 | 355,000 | $71,000 | $63,900 | 171,820 | 48.40 | 343,639 | 79,003 | 67,642 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-130-005 | | 401 | PTA | 23737 MAUDELEA | 07/26/23 | 300,000 | $60,000 | $54,000 | 153,810 | 51.27 | 307,622 | 56,684 | 64,306 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-130-008 | | 401 | PTA | 23675 MAUDELEA | 06/21/23 | 379,000 | $75,800 | $68,220 | 195,770 | 51.65 | 391,535 | 52,388 | 64,923 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-131-002 | | 401 | WD | 40631 ROCKHILL | 03/21/25 | 355,000 | $71,000 | $63,900 | 149,690 | 42.17 | 299,379 | 123,263 | 67,642 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-151-012 | | 401 | PTA | 40929 MALOTT | 07/21/23 | 323,000 | $64,600 | $58,140 | 160,840 | 49.80 | 321,687 | 66,603 | 65,290 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-151-022 | | 401 | WD | 23270 W LE BOST | 10/15/24 | 340,000 | $68,000 | $61,200 | 153,130 | 45.04 | 306,252 | 100,202 | 66,454 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-151-040 | | 401 | PTA | 40976 HOLLYDALE | 10/31/24 | 310,000 | $62,000 | $55,800 | 162,760 | 52.50 | 325,525 | 47,375 | 62,900 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-151-044 | | 401 | PTA | 23619 E LE BOST | 10/02/23 | 330,000 | $66,000 | $59,400 | 188,150 | 57.02 | 376,291 | 44,176 | 90,467 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-153-026 | | 401 | WD | 23245 W LE BOST | 09/13/24 | 371,000 | $74,200 | $66,780 | 176,770 | 47.65 | 353,537 | 83,952 | 66,489 | |
| Willowbk Est 1,2,3 & Heathergreen | R2501 | 50-22-25-153-036 | | 401 | PTA | 23103 W LE BOST | 05/23/24 | 376,500 | $75,300 | $67,770 | 164,140 | 43.60 | 328,278 | 121,154 | 72,932 | |
| **USE 700FF** | | | | | | | AVERAGE | 329,256 | 65,851 | 59,266 | 153,335 | 46.79 | 306,668 | 90,518 | 67,931 | |
| | | | | | | | MEDIAN | 325,000 | 65,000 | 58,500 | 152,630 | 45.04 | 305,252 | 99,232 | 66,454 | |
| standard FF-93 apx. $65,100 | | | | | | | | | 701 | 631 | | | | 964 | 724 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| FAIRFIELD FARMS/JASON | R2504 | 50-22-25-204-025 | | 401 | WD | 24101 NILAN | 08/16/24 | 436,000 | $87,200 | $78,480 | 183,730 | 42.14 | 367,454 | 138,444 | 69,898 | |
| FAIRFIELD FARMS/JASON | R2504 | 50-22-25-204-033 | | 401 | WD | 39933 JASON | 02/27/25 | 436,000 | $87,200 | $78,480 | 214,340 | 49.16 | 428,683 | 77,157 | 69,840 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-204-002 | | 401 | WD | 23860 CRANBROOKE | 04/14/25 | 370,000 | $74,000 | $66,600 | 204,430 | 55.25 | 408,855 | 63,207 | 102,062 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-208-007 | | 401 | WD | 23576 LONDONDERR | 01/17/25 | 410,000 | $82,000 | $73,800 | 169,150 | 41.26 | 338,295 | 128,411 | 56,706 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-208-011 | | 401 | WD | 23510 LONDONDERR | 01/16/25 | 380,000 | $76,000 | $68,400 | 168,550 | 44.36 | 337,105 | 107,944 | 65,049 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-208-016 | | 401 | PTA | 23581 NILAN | 02/12/24 | 327,000 | $65,400 | $58,860 | 172,310 | 52.69 | 344,614 | 47,642 | 65,256 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-208-020 | | 401 | WD | 23515 NILAN | 08/15/24 | 375,000 | $75,000 | $67,500 | 153,950 | 41.05 | 307,901 | 132,148 | 65,049 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-251-008 | | 401 | WD | 40241 OAK TREE | 03/20/25 | 475,000 | $95,000 | $85,500 | 216,450 | 45.57 | 432,902 | 101,298 | 59,200 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-251-016 | | 401 | WD | 40504 FRANKLIN MILL | 02/12/25 | 440,000 | $88,000 | $79,200 | 210,130 | 47.76 | 420,263 | 78,937 | 59,200 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-251-023 | | 401 | WD | 40392 FRANKLIN MILL | 03/11/24 | 407,000 | $81,400 | $73,260 | 203,170 | 49.92 | 406,332 | 59,868 | 59,200 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-252-010 | | 401 | PTA | 40375 FRANKLIN MILL | 05/07/24 | 440,000 | $88,000 | $79,200 | 164,380 | 37.36 | 328,756 | 167,465 | 56,221 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-252-020 | | 401 | WD | 40438 GUILFORD | 10/16/23 | 355,000 | $71,000 | $63,900 | 169,520 | 47.75 | 339,031 | 72,190 | 56,221 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-254-001 | | 401 | PTA | 39895 SQUIRE | 07/13/23 | 325,000 | $65,000 | $58,500 | 157,890 | 48.58 | 315,784 | 90,815 | 81,599 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-254-013 | | 401 | PTA | 23450 CRANBROOKE | 05/31/24 | 380,000 | $76,000 | $68,400 | 149,850 | 39.43 | 299,691 | 136,530 | 56,221 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-254-016 | | 401 | WD | 23402 CRANBROOKE | 07/05/24 | 310,000 | $62,000 | $55,800 | 126,240 | 40.72 | 252,486 | 113,735 | 56,221 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-254-016 | | 401 | WD | 23402 CRANBROOKE | 11/22/24 | 310,000 | $62,000 | $55,800 | 126,240 | 40.72 | 252,486 | 113,735 | 56,221 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-254-017 | | 401 | WD | 23348 CRANBROOKE | 11/15/24 | 427,500 | $85,500 | $76,950 | 214,190 | 50.10 | 428,383 | 55,338 | 56,221 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-254-021 | | 401 | PTA | 23278 CRANBROOKE | 05/04/23 | 347,000 | $69,400 | $62,460 | 163,680 | 47.17 | 327,362 | 75,859 | 56,221 | |
| FAIRFIELD FARMS/JASON | R2505 | 50-22-25-411-002 | | 401 | PTA | 23244 CRANBROOKE | 09/18/24 | 380,000 | $76,000 | $68,400 | 157,590 | 41.47 | 315,173 | 144,289 | 79,462 | |
| **USE 800FF** | | | | | | | AVERAGE | 385,816 | 77,163 | 69,447 | 175,042 | 45.39 | 350,082 | 100,264 | 64,530 | |
| | | | | | | | MEDIAN | 380,000 | 76,000 | 68,400 | 169,150 | 45.57 | 338,295 | 101,298 | 59,200 | |
| standard FF-80 apx. $64,000 | | | | | | | | | 867 | 780 | | | | 1,126 | 725 | |
| | | | | | | | | | | | | | | | | |
| GREY'S SUB | R2506 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE 525 FF** | | | | | | | | | | | | | | | | |
| **no sales** | | | | | | | | | | | | | | | | |
| standard FF-180 apx. $94,500 | | | | | | | | | | | | | | | | |

**RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026**

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| WESTMINSTER VILLAGE | R2507 | 50-22-25-228-011 | | 401 | WD | 39526 WESTMINSTER | 03/21/23 | $637,500 | $127,500 | $114,750 | $313,670 | 49.20 | $627,330 | $69,370 | $59,200 | |
| | | | | | | | | | | | | | | | | |
| **USE 975 FF** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| standard FF-80 apx. $78,000 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-153-037 | | 401 | WD | 40810 VILLAGE WOOD | 11/20/24 | 275,000 | $55,000 | $49,500 | 147,020 | 53.46 | 294,031 | 56,113 | 75,144 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-176-005 | | 401 | PTA | 40700 VILLAGE WOOD | 07/19/24 | 450,700 | $90,140 | $81,126 | 215,850 | 47.89 | 431,696 | 85,669 | 66,665 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-302-010 | | 401 | PTA | 22846 HEATHERBRAE | 08/21/23 | 337,000 | $67,400 | $60,660 | 154,670 | 45.90 | 309,341 | 89,453 | 61,794 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-328-001 | | 401 | WD | 40570 VILLAGE WOOD | 02/24/25 | 400,000 | $80,000 | $72,000 | 175,750 | 43.94 | 351,491 | 148,329 | 99,820 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-330-007 | | 401 | WD | 40563 VILLAGE OAKS | 10/20/23 | 350,000 | $70,000 | $63,000 | 154,920 | 44.26 | 309,846 | 101,688 | 61,534 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-330-014 | | 401 | WD | 23011 BROOK FOREST | 03/27/25 | 495,000 | $99,000 | $89,100 | 214,460 | 43.33 | 428,917 | 127,297 | 61,214 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-331-003 | | 401 | PTA | 22874 BROOK FOREST | 10/11/24 | 467,000 | $93,400 | $84,060 | 180,760 | 38.71 | 361,520 | 166,080 | 60,600 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-351-011 | | 401 | WD | 22532 MEADOWBROO | 05/13/25 | 380,000 | $76,000 | $68,400 | 199,740 | 52.56 | 399,483 | 39,853 | 59,336 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-352-030 | | 401 | PTA | 41111 FENMORE | 10/22/24 | 365,000 | $73,000 | $65,700 | 169,140 | 46.34 | 338,272 | 95,782 | 69,054 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-352-031 | | 401 | WD | 41172 PARK FOREST | 08/20/24 | 490,000 | $98,000 | $88,200 | 201,340 | 41.09 | 402,676 | 147,420 | 60,096 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-353-003 | | 401 | PTA | 22772 SHADOW PINE | 05/05/23 | 288,500 | $57,700 | $51,930 | 150,230 | 52.07 | 300,467 | 47,239 | 59,206 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-354-013 | | 401 | PTA | 22493 HEATHERBRAE | 11/21/23 | 379,000 | $75,800 | $68,220 | 190,700 | 50.32 | 381,409 | 61,836 | 64,245 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-376-013 | | 401 | PTA | 40737 HEATHERBROO | 05/09/23 | 360,000 | $72,000 | $64,800 | 171,850 | 47.74 | 343,698 | 82,241 | 65,939 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-377-005 | | 401 | PTA | 22666 DEERFIELD | 07/12/24 | 505,000 | $101,000 | $90,900 | 204,420 | 40.48 | 408,833 | 168,996 | 72,829 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-377-008 | | 401 | PTA | 22608 DEERFIELD | 10/30/23 | 390,000 | $78,000 | $70,200 | 191,990 | 49.23 | 383,977 | 69,396 | 63,373 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-377-014 | | 401 | PTA | 22510 DEERFIELD | 05/26/23 | 467,000 | $93,400 | $84,060 | 207,800 | 44.50 | 415,602 | 119,660 | 68,262 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-378-004 | | 401 | WD | 22664 WINFIELD | 03/07/25 | 357,850 | $71,570 | $64,413 | 168,600 | 47.11 | 337,207 | 81,522 | 60,879 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-379-012 | | 401 | WD | 22512 SHERIDAN | 09/05/23 | 350,000 | $70,000 | $63,000 | 171,390 | 48.97 | 342,775 | 75,487 | 68,262 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-379-019 | | 401 | WD | 22583 HEATHERWOO | 12/05/24 | 479,000 | $95,800 | $86,220 | 233,650 | 48.78 | 467,292 | 71,499 | 59,791 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-379-022 | | 401 | WD | 22533 HEATHERWOO | 07/30/24 | 398,300 | $79,660 | $71,694 | 170,810 | 42.88 | 341,613 | 116,478 | 59,791 | |
| Hthrwd/Hthrwk/Hthrbr | R2508 | 50-22-25-380-004 | | 401 | WD | 40661 OAKWOOD | 03/06/24 | 350,000 | $70,000 | $63,000 | 165,730 | 47.35 | 331,461 | 78,652 | 60,113 | |
| **USE 800FF** | | | | | | | AVERAGE | 396,874 | 79,375 | 71,437 | 182,896 | 46.52 | 365,791 | 96,700 | 65,617 | |
| | | | | | | | MEDIAN | 380,000 | 76,000 | 68,400 | 175,750 | 47.11 | 351,491 | 85,669 | 61,794 | |
| **USE 950FF-LAKE** | | | | | | | | | 889 | 800 | | | | 1,083 | 735 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-001 | | 407 | WD | 23793 STONEHENGE | 10/15/24 | 193,900 | $38,780 | $34,902 | 80,850 | 41.70 | 161,691 | 74,209 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-007 | | 407 | WD | 23787 STONEHENGE | 10/10/24 | 235,000 | $47,000 | $42,300 | 94,530 | 40.23 | 189,067 | 87,933 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-014 | | 407 | PTA | 23715 STONEHENGE | 07/11/24 | 234,900 | $46,980 | $42,282 | 94,530 | 40.24 | 189,067 | 87,833 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-031 | | 407 | PTA | 23675 STONEHENGE | 11/03/23 | 233,800 | $46,760 | $42,084 | 117,930 | 50.44 | 235,868 | 39,932 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-033 | | 407 | WD | 23669 STONEHENGE | 01/22/24 | 204,200 | $40,840 | $36,756 | 82,630 | 40.47 | 165,251 | 80,949 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-034 | | 407 | WD | 23667 STONEHENGE | 02/28/25 | 260,000 | $52,000 | $46,800 | 97,800 | 37.62 | 195,601 | 106,399 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-051 | | 407 | PTA | 23625 STONEHENGE | 05/06/24 | 240,000 | $48,000 | $43,200 | 97,880 | 40.78 | 195,764 | 86,236 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-053 | | 407 | WD | 23619 STONEHENGE | 08/07/24 | 222,000 | $44,400 | $39,960 | 87,970 | 39.63 | 175,939 | 88,061 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-054 | | 407 | PTA | 23617 STONEHENGE | 07/28/23 | 210,000 | $42,000 | $37,800 | 102,550 | 48.83 | 205,101 | 46,899 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-057 | | 407 | PTA | 23638 STONEHENGE | 05/31/24 | 179,900 | $35,980 | $32,382 | 80,850 | 44.94 | 161,691 | 60,209 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-064 | | 407 | PTA | 23689 N ROCKLEDGE | 04/30/24 | 216,000 | $43,200 | $38,880 | 82,480 | 38.19 | 164,965 | 93,035 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-076 | | 407 | PTA | 23642 STONEHENGE | 12/20/23 | 195,500 | $39,100 | $35,190 | 94,080 | 48.12 | 188,161 | 49,339 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-097 | | 407 | PTA | 23585 STONEHENGE | 06/28/24 | 207,500 | $41,500 | $37,350 | 94,530 | 45.56 | 189,067 | 60,433 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-143 | | 407 | WD | 23524 WOODSHIRE | 05/07/24 | 180,000 | $36,000 | $32,400 | 88,480 | 49.16 | 176,968 | 45,032 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-159 | | 407 | PTA | 23534 STONEHENGE | 06/14/24 | 224,500 | $44,900 | $40,410 | 97,740 | 43.54 | 195,486 | 71,014 | 42,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-174 | | 407 | PTA | 23465 DANBERRY | 11/20/23 | 205,000 | $41,000 | $36,900 | 97,740 | 47.68 | 195,486 | 51,514 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-180 | | 407 | PTA | 23519 N ROCKLEDGE | 09/27/24 | 172,000 | $34,400 | $30,960 | 82,480 | 47.95 | 164,965 | 49,035 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-189 | | 407 | WD | 23523 N ROCKLEDGE | 05/19/23 | 187,500 | $37,500 | $33,750 | 88,480 | 47.19 | 176,968 | 52,532 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-195 | | 407 | PTA | 23462 DANBERRY | 08/28/23 | 197,500 | $39,500 | $35,550 | 97,850 | 49.54 | 195,698 | 43,802 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-209 | | 407 | PTA | 23629 N ROCKLEDGE | 12/06/24 | 180,000 | $36,000 | $32,400 | 82,480 | 45.82 | 164,965 | 57,035 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-217 | | 407 | WD | 23743 STONEHENGE | 10/13/23 | 169,000 | $33,800 | $30,420 | 82,480 | 48.80 | 164,965 | 46,035 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-217 | | 407 | WD | 23743 STONEHENGE | 04/11/24 | 190,000 | $38,000 | $34,200 | 82,480 | 43.41 | 164,965 | 67,035 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-220 | | 407 | PTA | 23512 WOODSHIRE | 04/05/23 | 186,888 | $37,378 | $33,640 | 94,530 | 50.58 | 189,067 | 39,821 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-245 | | 407 | PTA | 23670 N ROCKLEDGE | 05/09/23 | 186,500 | $37,300 | $33,570 | 94,530 | 50.69 | 189,067 | 39,433 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-250 | | 407 | WD | 23640 N ROCKLEDGE | 03/20/25 | 155,000 | $31,000 | $27,900 | 82,480 | 53.21 | 164,965 | 32,035 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-259 | | 407 | PTA | 23624 N ROCKLEDGE | 08/09/24 | 185,000 | $37,000 | $33,300 | 88,480 | 47.83 | 176,968 | 50,032 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-278 | | 407 | WD | 23586 N ROCKLEDGE | 10/26/23 | 205,000 | $41,000 | $36,900 | 96,620 | 47.13 | 193,235 | 53,765 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-294 | | 407 | PTA | 23526 N ROCKLEDGE | 05/12/23 | 186,000 | $37,200 | $33,480 | 97,120 | 52.22 | 194,233 | 33,767 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2520 | 50-22-25-276-305 | | 407 | PTA | 23404 N ROCKLEDGE | 07/11/23 | 180,000 | $36,000 | $32,400 | 94,530 | 52.52 | 189,067 | 32,933 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-405-010 | | 407 | PTA | 22827 CRANBROOKE | 07/22/24 | 267,000 | $53,400 | $48,060 | 116,290 | 43.55 | 232,588 | 76,412 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-405-016 | | 407 | PTA | 22813 CRANBROOKE | 12/30/24 | 230,500 | $46,100 | $41,490 | 108,000 | 46.85 | 216,007 | 56,493 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-406-002 | | 407 | PTA | 22867 CRANBROOKE | 05/06/24 | 261,100 | $52,220 | $46,998 | 124,270 | 47.59 | 248,539 | 54,561 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-406-006 | | 407 | PTA | 22857 CRANBROOKE | 05/20/24 | 235,000 | $47,000 | $42,300 | 118,900 | 50.60 | 237,802 | 39,198 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-406-008 | | 407 | PTA | 22853 CRANBROOKE | 11/14/24 | 261,000 | $52,200 | $46,980 | 126,600 | 48.51 | 253,190 | 49,810 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-407-003 | | 407 | PTA | 23076 CRANBROOKE | 08/28/23 | 162,000 | $32,400 | $29,160 | 75,860 | 46.83 | 151,712 | 52,288 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-407-013 | | 407 | PTA | 23062 CRANBROOKE | 07/31/24 | 160,000 | $32,000 | $28,800 | 84,270 | 52.67 | 168,536 | 33,464 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-408-005 | | 407 | WD | 22842 RENFORD | 01/31/25 | 182,500 | $36,500 | $32,850 | 84,200 | 46.14 | 168,409 | 56,091 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-408-010 | | 407 | WD | 22895 TALFORD | 01/08/25 | 215,000 | $43,000 | $38,700 | 120,760 | 56.17 | 241,514 | 15,486 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-410-008 | | 407 | PTA | 22808 RENFORD | 07/23/24 | 225,000 | $45,000 | $40,500 | 97,400 | 43.29 | 194,799 | 72,201 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-410-010 | | 407 | PTA | 22834 RENFORD | 03/14/24 | 145,000 | $29,000 | $26,100 | 79,210 | 54.63 | 158,426 | 28,574 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-410-014 | | 407 | PTA | 22845 RENFORD | 02/07/24 | 200,000 | $40,000 | $36,000 | 97,400 | 48.70 | 194,799 | 47,201 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-008 | | 407 | PTA | 39874 VILLAGE WOOD | 11/07/23 | 160,000 | $32,000 | $28,800 | 77,910 | 48.69 | 155,829 | 46,171 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-015 | | 407 | PTA | 39852 VILLAGE WOOD | 12/20/24 | 180,000 | $36,000 | $32,400 | 77,910 | 43.28 | 155,829 | 66,171 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-035 | | 407 | WD | 39762 VILLAGE WOOD | 03/18/25 | 162,500 | $32,500 | $29,250 | 77,850 | 47.91 | 155,706 | 48,794 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-040 | | 407 | WD | 39784 VILLAGE WOOD | 12/06/23 | 159,500 | $31,900 | $28,710 | 78,410 | 49.16 | 156,810 | 44,690 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-041 | | 407 | WD | 39774 VILLAGE WOOD | 05/22/24 | 175,000 | $35,000 | $31,500 | 82,000 | 46.86 | 163,991 | 53,009 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-046 | | 407 | PTA | 39832 VILLAGE WOOD | 07/28/23 | 183,500 | $36,700 | $33,030 | 82,000 | 44.69 | 163,991 | 61,509 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-057 | | 407 | PTA | 39724 VILLAGE WOOD | 08/28/23 | 165,000 | $33,000 | $29,700 | 77,910 | 47.22 | 155,829 | 51,171 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-058 | | 407 | WD | 39726 VILLAGE WOOD | 01/21/25 | 165,000 | $33,000 | $29,700 | 84,270 | 51.07 | 168,536 | 38,464 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-426-064 | | 407 | PTA | 39712 VILLAGE WOOD | 08/18/23 | 173,000 | $34,600 | $31,140 | 82,000 | 47.40 | 163,991 | 51,009 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-001 | | 407 | PTA | 39615 VILLAGE WOOD | 09/12/24 | 180,000 | $36,000 | $32,400 | 86,790 | 48.22 | 173,589 | 48,411 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-003 | | 407 | PTA | 39619 VILLAGE WOOD | 05/05/23 | 170,000 | $34,000 | $30,600 | 88,140 | 51.85 | 176,272 | 35,728 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-005 | | 407 | PTA | 39623 VILLAGE WOOD | 08/09/23 | 140,000 | $28,000 | $25,200 | 78,250 | 55.89 | 156,505 | 25,495 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-018 | | 407 | PTA | 39733 VILLAGE WOOD | 09/30/24 | 180,000 | $36,000 | $32,400 | 77,910 | 43.28 | 155,829 | 66,171 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-021 | | 407 | WD | 39727 VILLAGE WOOD | 11/26/24 | 160,342 | $32,068 | $28,862 | 78,410 | 48.90 | 156,810 | 45,532 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-029 | | 407 | PTA | 39757 VILLAGE WOOD | 04/19/23 | 157,000 | $31,400 | $28,260 | 77,910 | 49.62 | 155,829 | 43,171 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-047 | | 407 | WD | 39817 VILLAGE WOOD | 09/23/24 | 184,000 | $36,800 | $33,120 | 84,270 | 45.80 | 168,536 | 57,464 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-051 | | 407 | WD | 39837 VILLAGE WOOD | 03/28/25 | 175,000 | $35,000 | $31,500 | 76,820 | 43.90 | 153,641 | 63,359 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-055 | | 407 | PTA | 39825 VILLAGE WOOD | 09/12/23 | 180,000 | $36,000 | $32,400 | 82,000 | 45.56 | 163,991 | 58,009 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-059 | | 407 | PTA | 39807 VILLAGE WOOD | 07/31/24 | 180,000 | $36,000 | $32,400 | 82,000 | 45.56 | 163,991 | 58,009 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-060 | | 407 | PTA | 39809 VILLAGE WOOD | 10/23/24 | 170,000 | $34,000 | $30,600 | 82,000 | 48.24 | 163,991 | 48,009 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-061 | | 407 | WD | 39869 VILLAGE WOOD | 04/18/23 | 150,000 | $30,000 | $27,000 | 78,250 | 52.17 | 156,505 | 35,495 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-064 | | 407 | PTA | 39867 VILLAGE WOOD | 02/23/24 | 148,000 | $29,600 | $26,640 | 77,910 | 52.64 | 155,829 | 34,171 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-427-067 | | 407 | WD | 39845 VILLAGE WOOD | 12/08/23 | 175,400 | $35,080 | $31,572 | 77,910 | 44.42 | 155,829 | 61,571 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-429-010 | | 407 | PTA | 22814 TALFORD | 10/04/24 | 169,900 | $33,980 | $30,582 | 77,910 | 45.86 | 155,829 | 56,071 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-429-014 | | 407 | PTA | 22844 TALFORD | 11/22/23 | 210,000 | $42,000 | $37,800 | 104,160 | 49.60 | 208,327 | 43,673 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-430-005 | | 407 | PTA | 39525 VILLAGE WOOD | 08/16/24 | 170,000 | $34,000 | $30,600 | 77,910 | 45.83 | 155,829 | 56,171 | 42,000 | |

**RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026**

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-430-006 | | 407 | PTA | 39523 VILLAGE WOOD | 09/03/24 | 174,000 | $34,800 | $31,320 | 84,270 | 48.43 | 168,536 | 47,464 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-430-010 | | 407 | WD | 39535 VILLAGE WOOD | 04/09/25 | 165,000 | $33,000 | $29,700 | 87,190 | 52.84 | 174,372 | 32,628 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-453-004 | | 407 | PTA | 22663 CRANBROOKE | 07/22/24 | 232,000 | $46,400 | $41,760 | 107,410 | 46.30 | 214,827 | 59,173 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-453-006 | | 407 | PTA | 22657 CRANBROOKE | 07/26/23 | 262,000 | $52,400 | $47,160 | 115,700 | 44.16 | 231,408 | 72,592 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-453-010 | | 407 | PTA | 22647 CRANBROOKE | 05/15/23 | 275,000 | $55,000 | $49,500 | 137,920 | 50.15 | 275,837 | 41,163 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-453-012 | | 407 | PTA | 22643 CRANBROOKE | 01/12/24 | 268,000 | $53,600 | $48,240 | 128,190 | 47.83 | 256,383 | 53,617 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-453-017 | | 407 | WD | 22629 CRANBROOKE | 09/08/23 | 230,000 | $46,000 | $41,400 | 118,310 | 51.44 | 236,620 | 35,380 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-454-012 | | 407 | WD | 22533 CRANBROOKE | 05/08/25 | 290,000 | $58,000 | $52,200 | 124,480 | 42.92 | 248,955 | 83,045 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-454-013 | | 407 | PTA | 22529 CRANBROOKE | 10/18/24 | 225,000 | $45,000 | $40,500 | 107,410 | 47.74 | 214,827 | 52,173 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-455-001 | | 407 | PTA | 22449 CRANBROOKE | 03/21/24 | 220,000 | $44,000 | $39,600 | 115,700 | 52.59 | 231,408 | 30,592 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-455-018 | | 407 | WD | 22407 CRANBROOKE | 03/12/25 | 233,000 | $46,600 | $41,940 | 107,410 | 46.10 | 214,827 | 60,173 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-456-011 | | 407 | WD | 22787 RENFORD | 01/31/25 | 206,100 | $41,220 | $37,098 | 97,400 | 47.26 | 194,799 | 53,301 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-458-013 | | 407 | PTA | 22762 RENFORD | 04/10/24 | 232,000 | $46,400 | $41,760 | 97,400 | 41.98 | 194,799 | 79,201 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-458-015 | | 407 | PTA | 22766 RENFORD | 07/21/23 | 211,000 | $42,200 | $37,980 | 97,400 | 46.16 | 194,799 | 58,201 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-460-012 | | 407 | WD | 22629 WOOLSEY | 04/10/24 | 231,000 | $46,200 | $41,580 | 92,570 | 40.07 | 185,133 | 87,867 | 42,000 | |
| STONEHNG OCCP 125/LAKWD PK HM 212 | R2521 | 50-22-25-461-018 | | 407 | WD | 22664 WOOLSEY | 03/29/24 | 220,061 | $44,012 | $39,611 | 106,250 | 48.28 | 212,498 | 49,563 | 42,000 | |
| **USE $45,000** | | | | | | | AVERAGE | 198,361 | 39,672 | 35,705 | 93,061 | 47.20 | 186,124 | 54,237 | 42,000 | |
| | | | | | | | MEDIAN | 186,888 | 37,378 | 33,640 | 88,480 | 47.59 | 176,968 | 52,173 | 42,000 | |
| similar with R2522, R2523 based on residual | | | | | | | | | | | | | | | | |
| OAK RIDGE OCCP 633 | R2522 | 50-22-25-431-001 | | 407 | WD | 39422 COUNTRY | 01/09/25 | 255,000 | $51,000 | $45,900 | 110,740 | 43.43 | 221,482 | 73,518 | 40,000 | |
| OAK RIDGE OCCP 633 | R2522 | 50-22-25-431-006 | | 407 | PTA | 39432 COUNTRY | 04/25/23 | 235,000 | $47,000 | $42,300 | 111,310 | 47.37 | 222,617 | 52,383 | 40,000 | |
| OAK RIDGE OCCP 633 | R2522 | 50-22-25-431-035 | | 407 | PTA | 39479 COUNTRY | 05/25/23 | 256,000 | $51,200 | $46,080 | 122,650 | 47.91 | 245,302 | 50,698 | 40,000 | |
| OAK RIDGE OCCP 633 | R2522 | 50-22-25-431-042 | | 407 | WD | 39449 COUNTRY | 02/14/25 | 256,000 | $51,200 | $46,080 | 119,180 | 46.55 | 238,369 | 57,631 | 40,000 | |
| OAK RIDGE OCCP 633 | R2522 | 50-22-25-431-047 | | 407 | WD | 39423 COUNTRY | 04/21/25 | 263,000 | $52,600 | $47,340 | 115,560 | 43.94 | 231,111 | 71,889 | 40,000 | |
| **USE $45,000** | | | | | | | AVERAGE | 253,000 | 50,600 | 45,540 | 115,888 | 45.84 | 231,776 | 61,224 | 40,000 | |
| | | | | | | | MEDIAN | 256,000 | 51,200 | 46,080 | 115,560 | 46.55 | 231,111 | 57,631 | 40,000 | |
| Villagewood Place OCCP 1540 | R2523 | 50-22-25-432-009 | | 407 | PTA | 39560 KARTAR | 11/21/24 | 200,000 | $40,000 | $36,000 | 88,930 | 44.47 | 177,855 | 62,145 | 40,000 | |
| **USE $45,000** | | | | | | | | | | | | | | | | |
| similar with R2522 and R2521 based on residual and low ratio | | | | | | | | | | | | | | | | |
| HEATHERWOOD - LAKES | R2530 | 50-22-25-403-005 | | 401 | WD | 40412 VILLAGE OAKS | 01/22/25 | 520,000 | $104,000 | $93,600 | 244,470 | 47.01 | 488,932 | 130,476 | 99,408 | $130,000 |
| HEATHERWOOD - LAKES | R2530 | 50-22-25-326-003 | | 401 | WD | 40843 VILLAGE WOOD | 12/14/23 | 520,000 | $104,000 | $93,600 | 268,200 | 51.58 | 536,399 | 65,683 | 82,082 | $130,000 |
| HEATHERWOOD - LAKES | R2530 | 50-22-25-329-017 | | 401 | WD | 40544 VILLAGE OAKS | 06/22/23 | 430,000 | $86,000 | $77,400 | 202,280 | 47.04 | 404,564 | 104,730 | 79,294 | $107,500 |
| **USE 1200FF** | | | | | | | AVERAGE | 490,000 | 98,000 | 88,200 | 238,317 | 48.54 | 476,632 | 100,296 | 86,928 | 122,500 |
| | | | | | | | MEDIAN | 520,000 | 104,000 | 93,600 | 244,470 | 47.04 | 488,932 | 104,730 | 82,082 | 130,000 |
| **lake front** | | | | | | | | | 1,240 | 1,116 | | | | 1,269 | 1,100 | 1,550 |
| SEC 25 ACREAGE | R2550 | 50-22-25-229-021 | | 401 | PTA | 39411 WESTMINSTER | 12/10/24 | 275,000 | $55,000 | $49,500 | 123,230 | 44.81 | 246,467 | 103,533 | 75,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Building Site - $100,000** | | | | | | | | | | | | | | | | |
| **Residual -$ 33,000** | | | | | | | | | | | | | | | | |
| **Low & Wet -$ 3,600** | | | | | | | | | | | | | | | | |
| **no change-similar to adjacent values** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Orchard Hills | R2601 | 50-22-26-201-010 | | 401 | PTA | 41921 TAMARA | 08/07/23 | 430,000 | $86,000 | $77,400 | 219,350 | 51.01 | 438,706 | 54,624 | 63,330 | |
| Orchard Hills | R2601 | 50-22-26-228-004 | | 401 | PTA | 41881 QUINCE | 07/31/24 | 315,000 | $63,000 | $56,700 | 137,820 | 43.75 | 275,632 | 104,511 | 65,143 | |
| Orchard Hills | R2601 | 50-22-26-230-005 | | 401 | PTA | 41981 QUINCE | 06/06/24 | 300,000 | $60,000 | $54,000 | 149,600 | 49.87 | 299,209 | 59,269 | 58,478 | |
| Orchard Hills | R2601 | 50-22-26-231-017 | | 401 | WD | 41650 BORCHART | 04/15/25 | 320,000 | $64,000 | $57,600 | 145,050 | 45.33 | 290,092 | 92,990 | 63,082 | |
| **USE 650 FF** | | | | | | | AVERAGE | 341,250 | 68,250 | 61,425 | 162,955 | 47.49 | 325,910 | 77,849 | 62,508 | |
| | | | | | | | MEDIAN | 317,500 | 63,500 | 57,150 | 147,325 | 47.60 | 294,651 | 76,130 | 63,206 | |
| USE maximum $75,000 | | | | | | | | | 655 | 590 | | | | 747 | 600 | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MEADOWBROOK LAKE SUB | R2602 | 50-22-26-403-023 | | 401 | PTA | 22853 GILBAR | 07/20/23 | 450,000 | $90,000 | $81,000 | 227,230 | 50.50 | 454,461 | 67,127 | 71,588 | |
| MEADOWBROOK LAKE SUB | R2602 | 50-22-26-426-002 | | 401 | WD | 41870 CHATTMAN | 05/07/25 | 537,000 | $107,400 | $96,660 | 209,120 | 38.94 | 418,232 | 191,268 | 72,500 | |
| MEADOWBROOK LAKE SUB | R2602 | 50-22-26-428-009 | | 401 | PTA | 22870 GILBAR | 05/22/24 | 475,000 | $95,000 | $85,500 | 221,080 | 46.54 | 442,158 | 99,140 | 66,298 | |
| **USE 900FF** | | | | | | | AVERAGE | 487,333 | 97,467 | 87,720 | 219,143 | 45.33 | 438,284 | 119,178 | 70,129 | |
| | | | | | | | MEDIAN | 475,000 | 95,000 | 85,500 | 221,080 | 46.54 | 442,158 | 99,140 | 71,588 | |
| uniform with R2603 | | | | | | | | | 1,008 | 907 | | | | 1,232 | 725 | |
| | | | | | | | | | | | | | | | | |
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| ORCHARD HILLS WEST | R2603 | 50-22-26-254-004 | | 401 | PTA | 42006 ASPEN | 10/06/23 | 542,000 | $108,400 | $97,560 | 266,460 | 49.16 | 532,921 | 104,079 | 95,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $95,000** | | | | | | | AVERAGE | 542,000 | 108,400 | 97,560 | 266,460 | 49.16 | 532,921 | 104,079 | 95,000 | |
| no change | | | | | | | MEDIAN | 542,000 | 108,400 | 97,560 | 266,460 | 49.16 | 532,921 | 104,079 | 95,000 | |
| uniform with R2602 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ORCHARD HILLS NORTH #2087 | R2620 | 50-22-26-202-010 | | 401 | WD | 42136 WOODGLEN | 05/19/23 | 731,000 | $146,200 | $131,580 | 362,900 | 49.64 | 725,806 | 100,194 | 95,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $95,000** | | | | | | | AVERAGE | 731,000 | 146,200 | 131,580 | 362,900 | 49.64 | 725,806 | 100,194 | 95,000 | |
| no change | | | | | | | MEDIAN | 731,000 | 146,200 | 131,580 | 362,900 | 49.64 | 725,806 | 100,194 | 95,000 | |
| uniform with R2602 and R2603 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-055 | | 407 | WD | 42768 CARDINAL | 04/20/23 | 509,600 | $101,920 | $91,728 | 294,530 | 57.80 | 589,069 | 20,531 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-091 | | 407 | PTA | 42749 CARDINAL | 05/25/23 | 620,000 | $124,000 | $111,600 | 330,530 | 53.31 | 661,056 | 58,944 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-048 | | 407 | WD | 42812 CARDINAL | 07/07/23 | 548,000 | $109,600 | $98,640 | 288,670 | 52.68 | 577,342 | 70,658 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-033 | | 407 | PTA | 42936 CARDINAL | 11/06/23 | 600,000 | $120,000 | $108,000 | 307,540 | 51.26 | 615,088 | 84,912 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-017 | | 407 | WD | 23976 SEMINOLE | 11/15/23 | 740,000 | $148,000 | $133,200 | 352,010 | 47.57 | 704,012 | 135,988 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-047 | | 407 | PTA | 42832 CARDINAL | 12/08/23 | 595,000 | $119,000 | $107,100 | 278,940 | 46.88 | 557,870 | 137,130 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-053 | | 407 | PTA | 42776 CARDINAL | 01/31/24 | 685,000 | $137,000 | $123,300 | 307,620 | 44.91 | 615,236 | 169,764 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-042 | | 407 | WD | 42868 CARDINAL | 05/17/24 | 635,000 | $127,000 | $114,300 | 299,850 | 47.22 | 599,701 | 135,299 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-028 | | 407 | PTA | 23884 SEMINOLE | 05/23/24 | 575,000 | $115,000 | $103,500 | 276,270 | 48.05 | 552,530 | 122,470 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-044 | | 407 | PTA | 42844 CARDINAL | 08/05/24 | 630,000 | $126,000 | $113,400 | 278,110 | 44.14 | 556,212 | 173,788 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-083 | | 407 | WD | 42833 CARDINAL | 08/23/24 | 650,000 | $130,000 | $117,000 | 298,820 | 45.97 | 597,632 | 152,368 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-021 | | 407 | WD | 23944 SEMINOLE | 09/06/24 | 751,000 | $150,200 | $135,180 | 299,220 | 39.84 | 598,443 | 252,557 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-063 | | 407 | WD | 23774 SEMINOLE | 01/10/25 | 650,000 | $130,000 | $117,000 | 323,060 | 49.70 | 646,120 | 103,880 | 100,000 | |
| RIDGEVIEW OF NOVI OCCP 2142 | R2621 | 50-22-26-102-093 | | 407 | WD | 42741 CARDINAL | 04/18/25 | 680,000 | $136,000 | $122,400 | 305,800 | 44.97 | 611,601 | 168,399 | 100,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $110,000** | | | | | | | AVERAGE | 633,471 | 126,694 | 114,025 | 302,926 | 48.16 | 605,851 | 127,621 | 100,000 | |
| | | | | | | | MEDIAN | 632,500 | 126,500 | 113,850 | 299,535 | 47.39 | 599,072 | 135,644 | 100,000 | |
| | | | | | | | | | | | | | | | | |
| WOODBRIDGE PARK OCCP 2311 | R2622 | 50-22-26-301-020 | | 407 | PTA | 22518 WOODBRIDGE | 04/30/24 | 490,000 | $98,000 | $88,200 | 228,340 | 46.60 | 456,686 | 113,314 | 80,000 | |
| WOODBRIDGE PARK OCCP 2311 | R2622 | 50-22-26-301-024 | | 407 | PTA | 22486 WOODBRIDGE | 05/06/24 | 496,000 | $99,200 | $89,280 | 246,470 | 49.69 | 492,935 | 83,065 | 80,000 | |
| WOODBRIDGE PARK OCCP 2311 | R2622 | 50-22-26-301-033 | | 407 | PTA | 43231 HERON | 05/03/24 | 575,000 | $115,000 | $103,500 | 265,290 | 46.14 | 530,580 | 124,420 | 80,000 | |
| **USE $95,000** | | | | | | | AVERAGE | 520,333 | 104,067 | 93,660 | 246,700 | 47.48 | 493,400 | 106,933 | 80,000 | |
| | | | | | | | MEDIAN | 496,000 | 99,200 | 89,280 | 246,470 | 46.60 | 492,935 | 113,314 | 80,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MEADOWBROOK LK SUB - LAKE | R2630 | 50-22-26-430-016 | | 401 | PTA | 41429 CHATTMAN | 09/26/23 | 335,000 | $67,000 | $60,300 | 160,530 | 47.92 | 321,069 | 121,640 | 107,709 | $100,500 |
| MEADOWBROOK LK SUB - LAKE | R2630 | 50-22-26-476-004 | | 401 | PTA | 23125 MEADOWBROC | 05/26/23 | 450,000 | $90,000 | $81,000 | 247,550 | 55.01 | 495,091 | 83,217 | 128,308 | $135,000 |
| MEADOWBROOK LK SUB - LAKE | R2630 | 50-22-26-476-016 | | 401 | PTA | 22663 PENTON RISE | 05/24/24 | 546,000 | $109,200 | $98,280 | 269,720 | 49.40 | 539,449 | 144,772 | 138,221 | $163,800 |
| **USE 825FF** | | | | | | | AVERAGE | 443,667 | 88,733 | 79,860 | 225,933 | 50.78 | 451,870 | 116,543 | 124,746 | 133,100 |
| no change | | | | | | | MEDIAN | 450,000 | 90,000 | 81,000 | 247,550 | 49.40 | 495,091 | 121,640 | 128,308 | 135,000 |
| | | | | | | | | | 565 | 509 | | | | 742 | 795 | 848 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Sec 26 Acreage | R2650 | 50-22-26-476-042 | 50-22-26 | 401 | WD | 41666 NINE MILE | 10/23/23 | 600,000 | $120,000 | $108,000 | 295,640 | 49.27 | 591,291 | 211,709 | 203,000 | |
| | | | | | | | | | | | | | | | | |
| **USE** | | | | | | | | | | | | | | | | |
| **Building Site - $110,000** | | | | | | | | | | | | | | | | |
| **Residual -$ 36,300** | | | | | | | | | | | | | | | | |
| **Low & Wet -$ 3,600** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| similar increase as adj properties | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | |
| ORCHARD RIDGE | R2701 | 50-22-27-201-002 | | 401 | PTA | 24055 HICKORY GROV | 10/09/24 | 500,500 | $100,100 | $90,090 | 207,070 | 41.37 | 414,136 | 172,572 | 86,208 | |
| ORCHARD RIDGE | R2701 | 50-22-27-202-016 | | 401 | PTA | 23959 HARVEST | 10/18/23 | 540,000 | $108,000 | $97,200 | 279,850 | 51.82 | 559,699 | 69,735 | 89,434 | |
| ORCHARD RIDGE | R2701 | 50-22-27-202-022 | | 401 | PTA | 23851 HARVEST | 06/22/23 | 520,000 | $104,000 | $93,600 | 247,140 | 47.53 | 494,278 | 108,226 | 82,504 | |
| ORCHARD RIDGE | R2701 | 50-22-27-205-024 | | 401 | PTA | 23733 GREENING | 07/30/24 | 592,700 | $118,540 | $106,686 | 264,010 | 44.54 | 528,013 | 160,301 | 95,614 | |
| ORCHARD RIDGE | R2701 | 50-22-27-205-028 | | 401 | WD | 23634 HICKORY GROV | 04/23/25 | 533,900 | $106,780 | $96,102 | 227,230 | 42.56 | 454,457 | 159,443 | 80,000 | |
| ORCHARD RIDGE | R2701 | 50-22-27-205-031 | | 401 | WD | 23568 HICKORY GROV | 05/06/25 | 620,000 | $124,000 | $111,600 | 233,120 | 37.60 | 466,234 | 233,766 | 80,000 | |
| ORCHARD RIDGE | R2701 | 50-22-27-251-023 | | 401 | PTA | 44085 WINTHROP | 03/26/24 | 502,000 | $100,400 | $90,360 | 269,410 | 53.67 | 538,823 | 94,389 | 131,212 | |
| ORCHARD RIDGE | R2701 | 50-22-27-252-008 | | 401 | PTA | 23444 HIGH-MEADOW | 11/21/23 | 427,000 | $85,400 | $76,860 | 208,870 | 48.92 | 417,748 | 99,972 | 90,720 | |
| ORCHARD RIDGE | R2701 | 50-22-27-253-011 | | 401 | PTA | 23401 DUCHESS | 09/22/23 | 540,000 | $108,000 | $97,200 | 253,600 | 46.96 | 507,205 | 128,430 | 95,635 | |
| **USE 1100FF** | | | | | | | AVERAGE | 530,678 | 106,136 | 95,522 | 243,367 | 46.11 | 486,733 | 136,315 | 92,370 | |
| | | | | | | | MEDIAN | 533,900 | 106,780 | 96,102 | 247,140 | 46.96 | 494,278 | 128,430 | 89,434 | |
| | | | | | | | | | 1,143 | 1,029 | | | | 1,468 | 995 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MYSTIC FOREST | R2702 | 50-22-27-279-005 | | 401 | PTA | 43455 BENNINGTON | 12/08/23 | 667,238 | $133,448 | $120,103 | 325,840 | 48.83 | 651,677 | 118,915 | 103,354 | |
| MYSTIC FOREST | R2702 | 50-22-27-426-026 | | 401 | WD | 23298 MYSTIC FORES | 09/20/23 | 675,000 | $135,000 | $121,500 | 286,400 | 42.43 | 572,791 | 207,695 | 105,486 | |
| MYSTIC FOREST | R2702 | 50-22-27-430-003 | | 401 | WD | 23400 MYSTIC FORES | 03/14/25 | 710,000 | $142,000 | $127,800 | 313,920 | 44.21 | 627,837 | 178,743 | 96,580 | |
| MYSTIC FOREST | R2702 | 50-22-27-431-002 | | 401 | PTA | 23364 MYSTIC FORES | 05/01/24 | 645,000 | $129,000 | $116,100 | 270,200 | 41.89 | 540,404 | 201,113 | 96,517 | |
| **USE 1400FF** | | | | | | | AVERAGE | 674,310 | 134,862 | 121,376 | 299,090 | 44.34 | 598,177 | 176,617 | 100,484 | |
| | | | | | | | MEDIAN | 671,119 | 134,224 | 120,801 | 300,160 | 43.32 | 600,314 | 189,928 | 99,967 | |
| USE maximum $135,000 | | | | | | | | | 1,571 | 1,414 | | | | 2,057 | 1,170 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

**RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026**

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Dunbarton Pines 1, 2, 3 | R2703 | 50-22-27-353-005 | | 401 | WD | 45205 DUNBARTON | 11/22/24 | 535,000 | $107,000 | $96,300 | 236,200 | 44.15 | 472,401 | 149,844 | 87,245 | |
| Dunbarton Pines 1, 2, 3 | R2703 | 50-22-27-353-015 | | 401 | WD | 45082 HUNTINGCROS | 04/14/23 | 520,000 | $104,000 | $93,600 | 238,890 | 45.94 | 477,779 | 129,829 | 87,608 | |
| Dunbarton Pines 1, 2, 3 | R2703 | 50-22-27-355-003 | | 401 | WD | 22471 EATON | 05/09/25 | 510,000 | $102,000 | $91,800 | 244,620 | 47.96 | 489,231 | 123,045 | 102,276 | |
| Dunbarton Pines 1, 2, 3 | R2703 | 50-22-27-377-008 | | 401 | WD | 44823 DUNBARTON | 02/14/25 | 560,000 | $112,000 | $100,800 | 243,180 | 43.43 | 486,368 | 164,783 | 91,151 | |
| Dunbarton Pines 1, 2, 3 | R2703 | 50-22-27-377-011 | | 401 | PTA | 44709 DUNBARTON | 06/26/23 | 445,000 | $89,000 | $80,100 | 226,580 | 50.92 | 453,165 | 91,377 | 99,542 | |
| Dunbarton Pines 1, 2, 3 | R2703 | 50-22-27-377-024 | | 401 | WD | 44740 HUNTINGCROS | 08/07/23 | 565,000 | $113,000 | $101,700 | 272,180 | 48.17 | 544,357 | 105,956 | 85,313 | |
| Dunbarton Pines 1, 2, 3 | R2703 | 50-22-27-378-014 | | 401 | PTA | 22470 PLAISANCE | 01/31/24 | 512,500 | $102,500 | $92,250 | 271,670 | 53.01 | 543,339 | 74,161 | 105,000 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-301-005 | | 401 | PTA | 45310 COURTVIEW | 12/29/23 | 560,000 | $112,000 | $100,800 | 304,030 | 54.29 | 608,057 | 56,943 | 105,000 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-301-013 | | 401 | PTA | 45346 COURTVIEW | 07/12/24 | 671,550 | $134,310 | $120,879 | 279,810 | 41.67 | 559,616 | 216,348 | 104,414 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-302-005 | | 401 | PTA | 22841 WAYCROFT | 12/27/23 | 530,000 | $106,000 | $95,400 | 271,240 | 51.18 | 542,480 | 75,929 | 88,409 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-302-010 | | 401 | PTA | 45283 COURTVIEW | 07/31/24 | 530,000 | $106,000 | $95,400 | 235,260 | 44.39 | 470,522 | 158,173 | 98,695 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-304-008 | | 401 | PTA | 45077 ROUNDVIEW | 11/08/24 | 640,000 | $128,000 | $115,200 | 278,380 | 43.50 | 556,756 | 173,899 | 90,655 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-304-009 | | 401 | PTA | 45035 ROUNDVIEW | 05/15/24 | 574,000 | $114,800 | $103,320 | 237,470 | 41.37 | 474,941 | 189,714 | 90,655 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-304-022 | | 401 | PTA | 44401 MIDWAY | 11/13/24 | 616,500 | $123,300 | $110,970 | 286,810 | 46.52 | 573,618 | 140,222 | 97,340 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-305-006 | | 401 | PTA | 44400 MIDWAY | 09/03/24 | 569,900 | $113,980 | $102,582 | 269,660 | 47.32 | 539,322 | 128,118 | 97,540 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-305-011 | | 401 | PTA | 22752 WAYCROFT | 02/15/24 | 512,000 | $102,400 | $92,160 | 252,580 | 49.33 | 505,167 | 90,833 | 84,000 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-306-003 | | 401 | PTA | 44452 MIDWAY | 05/30/24 | 680,000 | $136,000 | $122,400 | 306,130 | 45.02 | 612,257 | 160,029 | 92,286 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-306-005 | | 401 | WD | 44780 FORD WAY | 06/06/24 | 472,000 | $94,400 | $84,960 | 231,340 | 49.01 | 462,686 | 99,309 | 89,995 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-307-001 | | 401 | WD | 44817 FORD WAY | 08/30/24 | 615,000 | $123,000 | $110,700 | 271,840 | 44.20 | 543,676 | 155,324 | 84,000 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-327-009 | | 401 | PTA | 44489 MIDWAY | 04/30/24 | 627,000 | $125,400 | $112,860 | 287,730 | 45.89 | 575,462 | 135,538 | 84,000 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-329-003 | | 401 | WD | 44470 MIDWAY | 05/20/25 | 553,600 | $110,720 | $99,648 | 239,520 | 43.27 | 479,047 | 166,839 | 92,286 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-330-005 | | 401 | WD | 44806 EXETER | 02/20/25 | 635,000 | $127,000 | $114,300 | 302,810 | 47.69 | 605,627 | 134,373 | 105,000 | |
| Dunbarton Pines 1, 2, 3 | R2704 | 50-22-27-351-011 | | 401 | PTA | 45107 COURTVIEW | 05/31/24 | 616,000 | $123,200 | $110,880 | 288,680 | 46.86 | 577,367 | 143,633 | 105,000 | |
| **USE 1100FF** | | | | | | | AVERAGE | 567,393 | 113,479 | 102,131 | 264,200 | 46.74 | 528,402 | 133,227 | 94,235 | |
| | | | | | | | MEDIAN | 560,000 | 112,000 | 100,800 | 271,240 | 46.52 | 542,480 | 135,538 | 92,286 | |
| USE maximum $110,000 | | | | | | | | | 1,237 | 1,113 | | | | 1,452 | 1,027 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BROOKLAND FARMS | R2705 | 50-22-27-476-004 | | 402 | | | 06/02/22 | $235,000 | | | | | | | | |
| vacant | | | | | | | | | | | | | | | | |
| **USE 550 FF** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| apx $82,500 for 150FF | | | | | | | | | | | | | | | | |
| **USE 600FF Creek** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ARROWON PINES OCCP 771 | R2720 | 50-22-27-200-043 | | 407 | PTA | 43451 ALGONQUIN | 05/03/24 | 340,000 | $68,000 | $61,200 | 159,710 | 46.97 | 319,425 | 82,575 | 62,000 | |
| ARROWON PINES OCCP 771 | R2720 | 50-22-27-200-047 | | 407 | WD | 43501 ALGONQUIN | 04/25/23 | 375,000 | $75,000 | $67,500 | 185,910 | 49.58 | 371,827 | 65,173 | 62,000 | |
| ARROWON PINES OCCP 771 | R2720 | 50-22-27-200-077 | | 407 | PTA | 43580 WENDINGO | 07/23/24 | 345,000 | $69,000 | $62,100 | 168,600 | 48.87 | 337,199 | 69,801 | 62,000 | |
| ARROWON PINES OCCP 771 | R2720 | 50-22-27-200-080 | | 407 | PTA | 43530 ALGONQUIN | 03/06/24 | 415,000 | $83,000 | $74,700 | 197,250 | 47.53 | 394,494 | 82,506 | 62,000 | |
| **USE 70,000** | | | | | | | AVERAGE | 368,750 | 73,750 | 66,375 | 177,868 | 48.24 | 355,736 | 75,014 | 62,000 | |
| | | | | | | | MEDIAN | 360,000 | 72,000 | 64,800 | 177,255 | 48.20 | 354,513 | 76,154 | 62,000 | |
| | | | | | | | | | | | | | | | | |
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| WESTON ESTATES OCCP 1441 | R2721 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE 120,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MONTEBELLO ESTATES OCCP 2172 | R2722 | 50-22-27-453-001 | | 407 | PTA | 22423 MONTEBELLO | 03/12/24 | 985,000 | $197,000 | $177,300 | 465,600 | 47.27 | 931,203 | 253,297 | 199,500 | |
| MONTEBELLO ESTATES OCCP 2172 | R2722 | 50-22-27-453-013 | | 407 | PTA | 22573 MONTEBELLO | 04/01/24 | 1,249,900 | $249,980 | $224,982 | 526,360 | 42.11 | 1,052,724 | 407,176 | 210,000 | |
| MONTEBELLO ESTATES OCCP 2172 | R2722 | 50-22-27-453-024 | | 407 | WD | 22604 MONTEBELLO | 01/22/25 | 1,650,000 | $330,000 | $297,000 | 594,140 | 36.01 | 1,188,270 | 713,730 | 252,000 | |
| **USE 225,000** | | | | | | | AVERAGE | 1,294,967 | 258,993 | 233,094 | 528,700 | 41.80 | 1,057,399 | 458,068 | 220,500 | |
| | | | | | | | MEDIAN | 1,249,900 | 249,980 | 224,982 | 526,360 | 42.11 | 1,052,724 | 407,176 | 210,000 | |
| Sec 27 & 28 Acreage | R2750 | 50-22-27-476-039 | | 402 | | | 06/20/23 | $250,000 | | | | | | | | |
| Sec 27 & 28 Acreage | R2750 | 50-22-27-476-040 | | 402 | PTA | 22683 NOVI | 04/08/24 | $308,000 | | | | | | | | |
| Building Site -$140,000 | | **with +/- adj** | | | | | | | | | | | | | | |
| Residual -$ 46,200 | | | | | | | | | | | | | | | | |
| Low & Wet - $3,600 | | | | | | | | | | | | | | | | |
| 50-22-27-476-040, 041, 042 | | | | 402 | | | 1/12/2024 | $348,000 | | | | | | | | |
| 1.33 ACRES - 3 BLDG SITES | | | | | | | | | | | | | | | | |
| 50-22-27-200-010, 012 | | low & wet | | 402 | | | 06/20/23 | $500,000 | | | | | | | | |
| | | | | | | currently listed-2025 | 500+DOM | $599,999 | | | | | | | | |
| Broadmoor Park | R2801 | 50-22-28-103-009 | | 401 | PTA | 23692 BROADMOOR F | 08/19/24 | 835,000 | $167,000 | $150,300 | 386,590 | 46.30 | 773,178 | 217,960 | 156,138 | |
| Broadmoor Park | R2801 | 50-22-28-103-017 | | 401 | WD | 47082 NORTHUMBERL | 12/18/23 | 801,000 | $160,200 | $144,180 | 360,260 | 44.98 | 720,522 | 225,847 | 145,369 | |
| Broadmoor Park | R2801 | 50-22-28-103-018 | | 401 | PTA | 47064 NORTHUMBERL | 01/15/25 | 800,000 | $160,000 | $144,000 | 423,250 | 52.91 | 846,499 | 129,380 | 175,879 | |
| Broadmoor Park | R2801 | 50-22-28-104-006 | | 401 | PTA | 23651 BROADMOOR P | 12/13/23 | 875,000 | $175,000 | $157,500 | 392,990 | 44.91 | 785,980 | 233,258 | 144,238 | |
| Broadmoor Park | R2801 | 50-22-28-126-023 | | 401 | PTA | 23952 ARGYLE | 06/14/23 | 915,000 | $183,000 | $164,700 | 423,550 | 46.29 | 847,108 | 218,349 | 150,457 | |
| **USE 1400FF** | | | | | | | AVERAGE | 845,200 | 169,040 | 152,136 | 397,328 | 47.08 | 794,657 | 204,959 | 154,416 | |
| no change | | | | | | | MEDIAN | 835,000 | 167,000 | 150,300 | 392,990 | 46.29 | 785,980 | 218,349 | 150,457 | |
| | | | | | | | | | 1,533 | 1,379 | | | | 1,858 | 1,400 | |
| WINTERGREEN | R2802 | 50-22-28-128-002 | | 401 | PTA | 24162 WINTERGREEN | 08/15/24 | 655,000 | $131,000 | $117,900 | 342,820 | 52.34 | 685,630 | 94,370 | 125,000 | |
| **USE 1200FF** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| USE maximum $140,000 | | | | | | | | | | | | | | | | |
| Windridge Place | R2803 | 50-22-28-203-015 | | 401 | PTA | 24092 WINDRIDGE | 04/26/24 | 695,000 | $139,000 | $125,100 | 314,200 | 45.21 | 628,391 | 181,609 | 115,000 | |
| Windridge Place | R2803 | 50-22-28-203-017 | | 401 | PTA | 24116 WINDRIDGE | 05/23/25 | 728,000 | $145,600 | $131,040 | 318,180 | 43.71 | 636,356 | 206,644 | 115,000 | |
| **USE 1300FF** | | | | | | | AVERAGE | 711,500 | 142,300 | 128,070 | 316,190 | 44.46 | 632,374 | 194,127 | 115,000 | |
| | | | | | | | MEDIAN | 711,500 | 142,300 | 128,070 | 316,190 | 44.46 | 632,374 | 194,127 | 115,000 | |
| USE maximum $140,000 | | | | | | | | | 1,423 | 1,281 | | | | 1,941 | 1,150 | |
| Addington & Westmont Vlg | R2804 | 50-22-28-204-004 | | 401 | PTA | 45860 LATHUM | 09/08/23 | 710,000 | $142,000 | $127,800 | 351,890 | 49.56 | 703,773 | 114,440 | 108,213 | |
| Addington & Westmont Vlg | R2805 | 50-22-28-226-003 | | 401 | PTA | 45659 ADDINGTON | 06/07/24 | 700,000 | $140,000 | $126,000 | 337,990 | 48.28 | 675,971 | 129,358 | 105,329 | |
| Addington & Westmont Vlg | R2805 | 50-22-28-226-007 | | 401 | PTA | 45627 ADDINGTON | 10/28/24 | 737,500 | $147,500 | $132,750 | 320,080 | 43.40 | 640,158 | 204,740 | 107,398 | |
| Addington & Westmont Vlg | R2805 | 50-22-28-227-004 | | 401 | WD | 24129 ELIZABETH | 03/04/24 | 807,500 | $161,500 | $145,350 | 381,120 | 47.20 | 762,236 | 154,627 | 109,363 | |
| Addington & Westmont Vlg | R2805 | 50-22-28-228-023 | | 401 | PTA | 24072 DEVONSHIRE | 09/25/24 | 660,000 | $132,000 | $118,800 | 338,030 | 51.22 | 676,059 | 93,615 | 109,674 | |
| Addington & Westmont Vlg | R2805 | 50-22-28-276-007 | | 401 | PTA | 23935 DEVONSHIRE | 05/15/24 | 735,000 | $147,000 | $132,300 | 331,480 | 45.10 | 662,963 | 195,586 | 123,549 | |
| Addington & Westmont Vlg | R2805 | 50-22-28-279-011 | | 401 | PTA | 45411 HALSTON | 08/14/23 | 575,000 | $115,000 | $103,500 | 310,150 | 53.94 | 620,307 | 79,693 | 125,000 | |
| **USE 1300FF** | | | | | | | AVERAGE | 703,571 | 140,714 | 126,643 | 338,677 | 48.39 | 677,352 | 138,866 | 112,647 | |

**RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026**

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | MEDIAN | 710,000 | 142,000 | 127,800 | 337,990 | 48.28 | 675,971 | 129,358 | 109,363 | |
| USE maximum $140,000 | | | | | | | | | 1,457 | 1,312 | | | | 1,438 | 1,167 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Autumn Park | R2806 | 50-22-28-301-004 | | 401 | WD | 47322 SUNNYBROOK | 04/14/25 | 910,000 | $182,000 | $163,800 | 370,250 | 40.69 | 740,509 | 309,302 | 139,811 | |
| Autumn Park | R2806 | 50-22-28-302-014 | | 401 | WD | 23120 WHITEHALL | 06/09/23 | 830,000 | $166,000 | $149,400 | 446,530 | 53.80 | 893,050 | 76,516 | 139,566 | |
| Autumn Park | R2806 | 50-22-28-327-020 | | 401 | WD | 46195 WHITE PINES | 08/21/23 | 995,000 | $199,000 | $179,100 | 491,180 | 49.36 | 982,363 | 151,977 | 139,340 | |
| Autumn Park | R2806 | 50-22-28-351-019 | | 401 | PTA | 22670 AUTUMN PARK | 06/29/23 | 905,000 | $181,000 | $162,900 | 448,500 | 49.56 | 896,998 | 144,059 | 136,057 | |
| Autumn Park | R2806 | 50-22-28-352-005 | | 401 | WD | 22726 SUMMER | 11/06/24 | 975,000 | $195,000 | $175,500 | 392,790 | 40.29 | 785,572 | 323,377 | 133,949 | |
| Autumn Park | R2806 | 50-22-28-352-028 | | 401 | PTA | 47159 SUNNYBROOK | 05/30/24 | 890,000 | $178,000 | $160,200 | 367,760 | 41.32 | 735,512 | 288,282 | 133,794 | |
| Autumn Park | R2806 | 50-22-28-353-001 | | 401 | PTA | 22833 SUMMER | 11/29/23 | 830,000 | $166,000 | $149,400 | 409,530 | 49.34 | 819,054 | 148,228 | 137,282 | |
| Autumn Park | R2806 | 50-22-28-353-012 | | 401 | PTA | 22569 SUMMER | 12/22/23 | 795,000 | $159,000 | $143,100 | 411,160 | 51.72 | 822,311 | 113,408 | 140,719 | |
| **USE 1400FF** | | | | | | | AVERAGE | 891,250 | 178,250 | 160,425 | 417,213 | 47.01 | 834,421 | 194,394 | 137,565 | |
| | | | | | | | MEDIAN | 897,500 | 179,500 | 161,550 | 410,345 | 49.35 | 820,683 | 150,103 | 138,311 | |
| | | | | | | | | | 1,661 | 1,495 | | | | 1,812 | 1,282 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SOUTHWYCK OF NOVI | R2807 | 50-22-28-351-005 | | 401 | PTA | 22470 SOUTHWYCK | 12/13/23 | 790,700 | $158,140 | $142,326 | 404,630 | 51.17 | 809,268 | 105,284 | 123,852 | |
| | | | | | | | | | | | | | | | | |
| **USE 900FF** | | | | | | | AVERAGE | 790,700 | 158,140 | 142,326 | 404,630 | 51.17 | 809,268 | 105,284 | 123,852 | |
| | | | | | | | MEDIAN | 790,700 | 158,140 | 142,326 | 404,630 | 51.17 | 809,268 | 105,284 | 123,852 | |
| | | | | | | | | | 1,073 | 965 | | | | 714 | 840 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ROYAL CROWN | R2808 | 50-22-28-401-010 | | 401 | PTA | 22690 CHESHIRE | 04/29/24 | 803,000 | $160,600 | $144,540 | 341,000 | 42.47 | 681,996 | 225,432 | 104,428 | |
| ROYAL CROWN | R2808 | 50-22-28-403-001 | | 401 | PTA | 22642 MOORGATE | 07/31/24 | 855,000 | $171,000 | $153,900 | 351,800 | 41.15 | 703,602 | 271,278 | 119,880 | |
| ROYAL CROWN | R2808 | 50-22-28-403-011 | | 401 | PTA | 22630 MOORGATE | 06/14/23 | 599,900 | $119,980 | $107,982 | 342,590 | 57.11 | 685,188 | 26,459 | 111,747 | |
| ROYAL CROWN | R2808 | 50-22-28-426-013 | | 401 | WD | 22824 BRAYDON | 03/04/25 | 640,000 | $128,000 | $115,200 | 288,280 | 45.04 | 576,553 | 169,607 | 106,160 | |
| ROYAL CROWN | R2808 | 50-22-28-426-016 | | 401 | PTA | 45578 WHITE PINES | 06/10/24 | 690,000 | $138,000 | $124,200 | 324,470 | 47.02 | 648,949 | 142,126 | 101,075 | |
| ROYAL CROWN | R2808 | 50-22-28-428-007 | | 401 | WD | 22727 FOXMOOR | 02/13/25 | 565,000 | $113,000 | $101,700 | 286,990 | 50.79 | 573,975 | 95,672 | 104,647 | |
| ROYAL CROWN | R2808 | 50-22-28-428-014 | | 401 | PTA | 22675 COLONY | 05/12/23 | 560,000 | $112,000 | $100,800 | 309,500 | 55.27 | 619,005 | 47,092 | 106,097 | |
| ROYAL CROWN | R2808 | 50-22-28-428-044 | | 401 | PTA | 22586 BERTRAM | 06/03/24 | 646,000 | $129,200 | $116,280 | 308,620 | 47.77 | 617,230 | 142,035 | 113,265 | |
| ROYAL CROWN | R2808 | 50-22-28-451-008 | | 401 | PTA | 45727 IRVINE | 05/24/24 | 825,000 | $165,000 | $148,500 | 387,770 | 47.00 | 775,549 | 166,928 | 117,477 | |
| ROYAL CROWN | R2808 | 50-22-28-451-020 | | 401 | PTA | 45595 IRVINE | 12/14/23 | 745,000 | $149,000 | $134,100 | 403,570 | 54.17 | 807,146 | 55,462 | 117,608 | |
| ROYAL CROWN | R2808 | 50-22-28-451-021 | | 401 | PTA | 45583 IRVINE | 07/07/23 | 780,000 | $156,000 | $140,400 | 366,660 | 47.01 | 733,326 | 152,560 | 105,886 | |
| ROYAL CROWN | R2808 | 50-22-28-451-026 | | 401 | PTA | 22540 HAVERGALE | 08/02/24 | 755,000 | $151,000 | $135,900 | 377,410 | 49.99 | 754,819 | 82,424 | 82,243 | |
| ROYAL CROWN | R2808 | 50-22-28-453-010 | | 401 | PTA | 22449 MOORGATE | 11/12/24 | 660,000 | $132,000 | $118,800 | 295,570 | 44.78 | 591,133 | 173,952 | 105,085 | |
| ROYAL CROWN | R2808 | 50-22-28-476-002 | | 401 | WD | 22725 BERTRAM | 04/11/25 | 640,000 | $128,000 | $115,200 | 285,570 | 44.62 | 571,148 | 182,236 | 113,384 | |
| ROYAL CROWN | R2808 | 50-22-28-476-011 | | 401 | WD | 45516 VIOLET | 03/11/25 | 629,000 | $125,800 | $113,220 | 335,370 | 53.32 | 670,745 | 91,298 | 133,043 | |
| ROYAL CROWN | R2808 | 50-22-28-477-025 | | 401 | PTA | 22524 DEVRON | 06/30/23 | 705,000 | $141,000 | $126,900 | 339,680 | 48.18 | 679,359 | 153,292 | 127,651 | |
| ROYAL CROWN | R2808 | 50-22-28-478-019 | | 401 | WD | 45455 IRVINE | 03/18/25 | 752,000 | $150,400 | $135,360 | 365,120 | 48.55 | 730,247 | 132,614 | 110,861 | |
| ROYAL CROWN | R2808 | 50-22-28-479-013 | | 401 | WD | 22493 FULLER | 01/23/25 | 716,000 | $143,200 | $128,880 | 327,300 | 45.71 | 654,600 | 193,273 | 131,873 | |
| **USE 1300FF** | | | | | | | AVERAGE | 698,106 | 139,621 | 125,659 | 335,404 | 48.33 | 670,809 | 139,097 | 111,801 | |
| | | | | | | | MEDIAN | 697,500 | 139,500 | 125,550 | 337,525 | 47.40 | 675,052 | 147,343 | 111,304 | |
| | | | | | | | | | 1,530 | 1,377 | | | | 1,524 | 1,225 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| AMBERLUND | R2809 | 50-22-28-376-020 | | 401 | PTA | 22440 AMBERLUND | 11/21/24 | 1,500,000 | $300,000 | $270,000 | 727,900 | 48.53 | 1,455,795 | 195,402 | 151,197 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE 1600FF** | | | | | | | AVERAGE | 1,500,000 | 300,000 | 270,000 | 727,900 | 48.53 | 1,455,795 | 195,402 | 151,197 | |
| | | | | | | | MEDIAN | 1,500,000 | 300,000 | 270,000 | 727,900 | 48.53 | 1,455,795 | 195,402 | 151,197 | |
| | | | | | | | | | 2,500 | 2,250 | | | | 1,628 | 1,260 | |
| Arden Glen/Darcey | R2810 | 50-22-28-326-009 | | 401 | PTA | 22745 DENBY | 12/29/23 | 986,000 | $197,200 | $177,480 | 464,440 | 47.10 | 928,877 | 157,025 | 99,902 | |
| **USE 1600FF** | | | | | | | AVERAGE | 986,000 | 197,200 | 177,480 | 464,440 | 47.10 | 928,877 | 157,025 | 99,902 | |
| | | | | | | | MEDIAN | 986,000 | 197,200 | 177,480 | 464,440 | 47.10 | 928,877 | 157,025 | 99,902 | |
| USE maximum $200,000 | | | | | | | | | 2,566 | 2,309 | | | | 2,043 | 1,300 | |
| ECHO VALLEY ESTATES | R2901 | 50-22-29-203-007 | | 401 | PTA | 23854 HEARTWOOD | 10/15/24 | 427,000 | $85,400 | $76,860 | 209,640 | 49.10 | 419,272 | 75,711 | 67,983 | |
| ECHO VALLEY ESTATES | R2901 | 50-22-29-204-014 | | 401 | PTA | 23935 LYNWOOD | 06/10/24 | 401,000 | $80,200 | $72,180 | 194,040 | 48.39 | 388,083 | 73,301 | 60,384 | |
| ECHO VALLEY ESTATES | R2901 | 50-22-29-252-002 | | 401 | PTA | 48225 RUSHWOOD | 04/07/23 | 350,000 | $70,000 | $63,000 | 178,400 | 50.97 | 356,803 | 58,663 | 65,466 | |
| **USE 650FF** | | | | | | | AVERAGE | 392,667 | 78,533 | 70,680 | 194,027 | 49.49 | 388,053 | 69,225 | 64,611 | |
| | | | | | | | MEDIAN | 401,000 | 80,200 | 72,180 | 194,040 | 49.10 | 388,083 | 73,301 | 65,466 | |
| | | | | | | | | | 735 | 662 | | | | 648 | 605 | |
| Andover Pointe 1 & Andover Pointe 2 | R2902 | 50-22-29-176-002 | | 401 | PTA | 48320 BURNTWOOD | 10/25/24 | 649,900 | $129,980 | $116,982 | 293,000 | 45.08 | 586,006 | 184,178 | 120,284 | |
| Andover Pointe 1 & Andover Pointe 2 | R2902 | 50-22-29-254-008 | | 401 | PTA | 47639 EDINBOROUGH | 11/30/23 | 750,000 | $150,000 | $135,000 | 383,590 | 51.15 | 767,179 | 113,672 | 130,851 | |
| **USE 900FF** | | | | | | | AVERAGE | 699,950 | 139,990 | 125,991 | 338,295 | 48.11 | 676,593 | 148,925 | 125,568 | |
| | | | | | | | MEDIAN | 699,950 | 139,990 | 125,991 | 338,295 | 48.11 | 676,593 | 148,925 | 125,568 | |
| | | | | | | | | | 995 | 895 | | | | 1,058 | 892 | |
| IROQUOIS COURT | R2904 | | | | | | | | | | | | | | | |
| **USE 900 FF** | | | | | | | | | | | | | | | | |
| no sales | | | | | | | | | | | | | | | | |
| Hummingbird | R2905 | 50-22-29-276-001 | | 401 | PTA | 47610 EDINBOROUGH | 06/24/24 | 890,000 | $178,000 | $160,200 | 368,950 | 41.46 | 737,908 | 278,092 | 126,000 | |
| Hummingbird | R2905 | 50-22-29-276-007 | | 401 | PTA | 47490 EDINBOROUGH | 05/09/24 | 1,099,000 | $219,800 | $197,820 | 483,890 | 44.03 | 967,773 | 253,742 | 122,515 | |
| **USE 1400FF** | | | | | | | AVERAGE | 994,500 | 198,900 | 179,010 | 426,420 | 42.74 | 852,841 | 265,917 | 124,258 | |
| | | | | | | | MEDIAN | 994,500 | 198,900 | 179,010 | 426,420 | 42.74 | 852,841 | 265,917 | 124,258 | |
| | | | | | | | | | 1,681 | 1,513 | | | | 2,247 | 1,050 | |
| BECKENHAM | R2906 | 50-22-29-476-015 | | 401 | PTA | 47577 BALDWIN | 10/22/24 | 850,000 | $170,000 | $153,000 | 357,160 | 42.02 | 714,319 | 266,181 | 130,500 | |
| BECKENHAM | R2906 | 50-22-29-476-017 | | 401 | PTA | 47520 BECKENHAM | 06/29/23 | 905,000 | $181,000 | $162,900 | 395,750 | 43.73 | 791,498 | 254,459 | 140,957 | |
| BECKENHAM | R2906 | 50-22-29-477-008 | | 401 | WD | 22451 KENSINGTON | 12/12/24 | 850,000 | $170,000 | $153,000 | 391,980 | 46.12 | 783,954 | 190,804 | 124,758 | |
| BECKENHAM | R2906 | 50-22-29-478-008 | | 401 | WD | 47594 BRITTANY | 05/19/23 | 969,000 | $193,800 | $174,420 | 503,990 | 52.01 | 1,007,986 | 100,619 | 139,605 | |
| BECKENHAM | R2906 | 50-22-29-478-011 | | 401 | PTA | 22532 KENSINGTON | 09/04/24 | 830,000 | $166,000 | $149,400 | 434,260 | 52.32 | 868,523 | 97,306 | 135,829 | |
| **USE 1400FF** | | | | | | | AVERAGE | 880,800 | 176,160 | 158,544 | 416,628 | 47.24 | 833,256 | 181,874 | 134,330 | |
| | | | | | | | MEDIAN | 850,000 | 170,000 | 153,000 | 395,750 | 46.12 | 791,498 | 190,804 | 135,829 | |
| | | | | | | | | | 1,542 | 1,388 | | | | 1,592 | 1,176 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| VASILIOS | R2907 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE 155,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CHELTENHAM | R2908 | 50-22-29-427-004 | | 401 | WD | 47590 ABERDEEN | 06/16/23 | 800,000 | $160,000 | $144,000 | 452,480 | 56.56 | 904,950 | 38,852 | 143,802 | |
| | | | | | | | | | | | | | | | | |
| **USE 1200FF** | | | | | | | AVERAGE | 800,000 | 160,000 | 144,000 | 452,480 | 56.56 | 904,950 | 38,852 | 143,802 | |
| no change | | | | | | | MEDIAN | 800,000 | 160,000 | 144,000 | 452,480 | 56.56 | 904,950 | 38,852 | 143,802 | |
| | | | | | | | | | 1,335 | 1,202 | | | | 324 | 1,200 | |
| | | | | | | | | | | | | | | | | |
| WILSHIRE ABBEY | R2909 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $155,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| VALENCIA S EST #2150 | R2910 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $155,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Ten Mile Acreage | R2950 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE** | | | | | | | | | | | | | | | | |
| **no change** | | | | | | | | | | | | | | | | |
| Building Site -$95,000 | | | | | | | | | | | | | | | | |
| Residual -$31,300 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BECK RD ACREAGE | R2951 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE** | | | | | | | | | | | | | | | | |
| Building Site -$85,000 | | | | | | | | | | | | | | | | |
| Residual -$28,000 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| similar to R2952 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Nine Mile Acreage | R2952 | 50-22-29-326-014 | | 401 | PTA | 48500 NINE MILE | 04/28/23 | 375,000 | $75,000 | $67,500 | 193,840 | 51.69 | 387,689 | 72,311 | 85,000 | |
| Nine Mile Acreage | R2952 | 50-22-29-400-024 | | 401 | WD | 48050 NINE MILE | 06/26/24 | 607,000 | $121,400 | $109,260 | 298,870 | 49.24 | 597,738 | 140,674 | 131,412 | |
| **USE** | | | | | | | AVERAGE | 491,000 | 98,200 | 88,380 | 246,355 | 50.46 | 492,714 | 106,493 | 108,206 | |
| Building Site -$85,000 | | | | | | | MEDIAN | 491,000 | 98,200 | 88,380 | 246,355 | 50.46 | 492,714 | 106,493 | 108,206 | |
| Residual -$28,000 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PROVINCIAL GLADES | R3020 | 50-22-30-301-044 | | 407 | PTA | 50652 GLADES COUR | 04/03/23 | 950,000 | $190,000 | $171,000 | 462,640 | 48.70 | 925,271 | 179,729 | 155,000 | |
| PROVINCIAL GLADES | R3020 | 50-22-30-301-049 | | 407 | WD | 50595 GLADES COUR | 05/16/24 | 1,000,000 | $200,000 | $180,000 | 499,710 | 49.97 | 999,424 | 155,576 | 155,000 | |
| PROVINCIAL GLADES | R3020 | 50-22-30-301-057 | | 407 | PTA | 23938 MONDAVI | 11/08/23 | 815,000 | $163,000 | $146,700 | 399,940 | 49.07 | 799,871 | 170,129 | 155,000 | |
| **USE $165,000** | | | | | | | AVERAGE | 921,667 | 184,333 | 165,900 | 454,097 | 49.25 | 908,189 | 168,478 | 155,000 | |
| | | | | | | | MEDIAN | 950,000 | 190,000 | 171,000 | 462,640 | 49.07 | 925,271 | 170,129 | 155,000 | |
| EVERGREEN ESTATES | R3021 | | | | | | | | | | | | | | | |
| **USE $220,000** | | | | | | | | | | | | | | | | |
| **no change** | | | | | | | | | | | | | | | | |
| EVERGREEN ESTATES | R3021 | 50-22-30-451-001 | | 402 | PTA | 50140 NINE MILE | 11/29/22 | $218,000 | | | | | | | | |
| TERRA OCCP 2282 | R3022 | 50-22-29-326-042 | | 407 | PTA | 49374 VILLA | 08/07/24 | 450,000 | | | | | | | | |
| TERRA OCCP 2282 | R3022 | 50-22-29-326-053 | | 407 | PTA | 49327 VILLA | 08/12/24 | 265,000 | | | | | | | | |
| TERRA OCCP 2282 | R3022 | 50-22-29-326-054 | | 407 | WD | 49339 VILLA | 04/09/24 | 1,245,000 | $249,000 | $224,100 | 586,220 | 47.09 | 1,172,448 | 292,552 | 220,000 | |
| **USE $220,000** | | | | | | | AVERAGE | 653,333 | 249,000 | 224,100 | 586,220 | 47.09 | 1,172,448 | 292,552 | 220,000 | |
| no change | | | | | | | MEDIAN | 450,000 | 249,000 | 224,100 | 586,220 | 47.09 | 1,172,448 | 292,552 | 220,000 | |
| **USE $315,000** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| SEC 30 ACREAGE | R3050 | 50-22-30-401-024 | | 401 | PTA | 49650 NINE MILE | 08/02/24 | 750,000 | $150,000 | $135,000 | 375,050 | 50.01 | 750,099 | 84,901 | 85,000 | |
| **USE** | | | | | | | AVERAGE | 750,000 | 150,000 | 135,000 | 375,050 | 50.01 | 750,099 | 84,901 | 85,000 | |
| Building Site -$100,000 | | | | | | | MEDIAN | 750,000 | 150,000 | 135,000 | 375,050 | 50.01 | 750,099 | 84,901 | 85,000 | |
| Residual -$ 33,300 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| Building Site B - $100,000 | | | | | | | | | | | | | | | | |
| Residual B -$ 33,300 | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| DEER RUN | R3101 | 50-22-31-200-050 | | 401 | PTA | 21975 GARFIELD | 05/18/23 | 688,000 | $137,600 | $123,840 | 262,980 | 38.22 | 525,961 | 283,929 | 121,890 | $172,000 |
| DEER RUN | R3101 | 50-22-31-200-064 | | 401 | WD | 49621 DEER RUN | 04/09/25 | 915,000 | $183,000 | $164,700 | 381,530 | 41.70 | 763,050 | 246,950 | 95,000 | $228,750 |
| **USE** | | | | | | | AVERAGE | 801,500 | 160,300 | 144,270 | 322,255 | 39.96 | 644,506 | 265,440 | 108,445 | 200,375 |
| Lake Site - $140,000 | | | | | | | MEDIAN | 801,500 | 160,300 | 144,270 | 322,255 | 39.96 | 644,506 | 265,440 | 108,445 | 200,375 |
| Residual -$ 46,200 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| Off-Lake Site -$130,000 | | | | | | | | | | | | | | | | |
| Pond Site - $135,000 | | | | | | | | | | | | | | | | |
| see R3120 and compare with R3102 1000FF,apx 900FF (avg FF 150) | | | | | | | | | | | | | | | | |
| PARK PLACE | R3102 | 50-22-31-126-014 | | 401 | PTA | 51112 SUNDAY | 10/28/24 | 890,000 | $178,000 | $160,200 | 408,290 | 45.88 | 816,578 | 232,493 | 159,071 | |
| PARK PLACE | R3102 | 50-22-31-127-001 | | 401 | WD | 50965 SUNDAY | 06/15/23 | 970,000 | $194,000 | $174,600 | 473,170 | 48.78 | 946,343 | 199,823 | 176,166 | |
| PARK PLACE | R3102 | 50-22-31-127-013 | | 401 | PTA | 50985 SUNDAY | 10/07/24 | 1,110,000 | $222,000 | $199,800 | 547,520 | 49.33 | 1,095,034 | 167,918 | 152,952 | |
| PARK PLACE | R3102 | 50-22-31-151-001 | | 401 | PTA | 51341 PARK PLACE | 09/15/23 | 877,000 | $175,400 | $157,860 | 442,310 | 50.43 | 884,625 | 127,468 | 135,093 | |
| **USE 1000FF** | | | | | | | AVERAGE | 961,750 | 192,350 | 173,115 | 467,823 | 48.60 | 935,645 | 181,926 | 155,821 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| no change | | | | | | | MEDIAN | 930,000 | 186,000 | 167,400 | 457,740 | 49.05 | 915,484 | 183,871 | 156,012 | |
| | | | | | | | | | 1,205 | 1,085 | | | | 1,140 | 976 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Deer Run OCCP 1303 | R3120 | 50-22-31-252-006 | | 407 | WD | 49781 DEER RUN | 08/28/24 | 830,000 | $166,000 | $149,400 | 409,290 | 49.31 | 818,587 | 156,413 | 145,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $145,000, with +/- adjustments** | | | | | | | AVERAGE | 830,000 | 166,000 | 149,400 | 409,290 | 49.31 | 818,587 | 156,413 | 145,000 | |
| no change | | | | | | | MEDIAN | 830,000 | 166,000 | 149,400 | 409,290 | 49.31 | 818,587 | 156,413 | 145,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CHAMBERLIN CROSSINGS #2130 | R3121 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $175,000** | | | | | | | | | | | | | | | | |
| **no change** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| PARK PLACE EAST | R3122 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $145,000, with +/- adjustments** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-001 | | 407 | PTA | 20869 BALLANTYNE | 09/06/24 | 1,810,000 | $362,000 | $325,800 | 734,310 | 40.57 | 1,468,613 | 822,637 | 481,250 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-002 | | 407 | WD | 20903 BALLANTYNE | 10/09/24 | 1,380,220 | $276,044 | $248,440 | 612,120 | 44.35 | 1,224,248 | 430,972 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-006 | | 407 | WD | 21049 BALLANTYNE | 09/16/24 | 1,500,000 | $300,000 | $270,000 | 641,090 | 42.74 | 1,282,185 | 492,815 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-031 | | 407 | PTA | 21190 BALLANTYNE | 09/11/24 | 1,409,490 | $281,898 | $253,708 | 620,530 | 44.03 | 1,241,053 | 443,437 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-032 | | 407 | PTA | 21166 BALLANTYNE | 05/15/24 | 1,494,786 | $298,957 | $269,061 | 620,700 | 41.52 | 1,241,408 | 528,378 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-033 | | 407 | WD | 21136 BALLANTYNE | 06/13/24 | 1,121,565 | $224,313 | $201,882 | 541,450 | 48.28 | 1,082,902 | 313,663 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-035 | | 407 | PTA | 20983 BALLANTYNE | 08/29/24 | 1,400,770 | $280,154 | $252,139 | 608,550 | 43.44 | 1,217,107 | 458,663 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-036 | | 407 | WD | 21013 BALLANTYNE | 07/03/24 | 1,446,405 | $289,281 | $260,353 | 644,130 | 44.53 | 1,288,266 | 433,139 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-037 | | 407 | WD | 21047 BALLANTYNE | 07/26/24 | 1,495,291 | $299,058 | $269,152 | 621,490 | 41.56 | 1,242,980 | 527,311 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-038 | | 407 | WD | 21073 BALLANTYNE | 09/26/24 | 1,762,928 | $352,586 | $317,327 | 739,830 | 41.97 | 1,479,655 | 764,523 | 481,250 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-039 | | 407 | WD | 21042 BALLANTYNE | 10/16/24 | 1,472,790 | $294,558 | $265,102 | 621,910 | 42.23 | 1,243,822 | 503,968 | 275,000 | |
| BALLANTYNE OCCP 2367 | R3123 | 50-22-31-401-041 | | 407 | WD | 20976 BALLANTYNE | 07/17/24 | 1,672,715 | $334,543 | $301,089 | 789,180 | 47.18 | 1,578,360 | 575,605 | 481,250 | |
| **USE $275,000, with +/- adjustments** | | | | | | | AVERAGE | 1,363,797 | 272,759 | 245,484 | 601,544 | 44.69 | 1,203,091 | 450,957 | 290,250 | |
| no change | | | | | | | MEDIAN | 1,446,405 | 289,281 | 260,353 | 620,700 | 44.03 | 1,241,408 | 458,663 | 275,000 | |
| | | | | | | | | | | | | | | | | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-012 | | 407 | WD | 20923 FARRIER | 08/22/24 | 1,313,362 | $262,672 | $236,405 | 608,260 | 46.31 | 1,216,524 | 356,838 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-006 | | 407 | PTA | 20883 CAVALLO | 09/10/24 | 1,576,959 | $315,392 | $283,853 | 637,810 | 40.45 | 1,275,613 | 561,346 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-011 | | 407 | PTA | 20901 FARRIER | 09/10/24 | 1,495,587 | $299,117 | $269,206 | 657,460 | 43.96 | 1,314,926 | 440,661 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-007 | | 407 | PTA | 20882 CAVALLO | 10/03/24 | 1,251,639 | $250,328 | $225,295 | 618,180 | 49.39 | 1,236,368 | 275,271 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-038 | | 407 | WD | 20926 FARRIER | 10/04/24 | 1,605,949 | $321,190 | $289,071 | 661,750 | 41.21 | 1,323,494 | 542,455 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-019 | | 407 | PTA | 21109 PALOMINO | 10/07/24 | 1,467,917 | $293,583 | $264,225 | 608,230 | 41.43 | 1,216,464 | 537,453 | 286,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-008 | | 407 | WD | 20856 CAVALLO | 10/22/24 | 1,165,412 | $233,082 | $209,774 | 549,660 | 47.16 | 1,099,322 | 326,090 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-018 | | 407 | PTA | 21077 PALOMINO | 10/23/24 | 1,644,609 | $328,922 | $296,030 | 658,230 | 40.02 | 1,316,461 | 614,148 | 286,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-034 | | 407 | PTA | 21108 PALOMINO | 10/24/24 | 1,310,324 | $262,065 | $235,858 | 561,020 | 42.82 | 1,122,032 | 448,292 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-010 | | 407 | PTA | 20871 FARRIER | 10/25/24 | 1,580,738 | $316,148 | $284,533 | 666,010 | 42.13 | 1,332,019 | 534,719 | 286,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-039 | | 407 | PTA | 20902 FARRIER | 11/06/24 | 1,448,876 | $289,775 | $260,798 | 620,390 | 42.82 | 1,240,773 | 468,103 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-037 | | 407 | WD | 21018 PALOMINO | 11/15/24 | 1,580,878 | $316,176 | $284,558 | 625,200 | 39.55 | 1,250,408 | 590,470 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-017 | | 407 | PTA | 21037 PALOMINO | 11/22/24 | 1,568,949 | $313,790 | $282,411 | 623,270 | 39.73 | 1,246,547 | 582,402 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-014 | | 407 | WD | 20937 PALOMINO | 11/26/24 | 1,315,150 | $263,030 | $236,727 | 621,830 | 47.28 | 1,243,663 | 344,487 | 273,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-005 | | 407 | PTA | 20857 CAVALLO | 12/12/24 | 1,090,123 | $218,025 | $196,222 | 460,610 | 42.25 | 921,216 | 428,907 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-004 | | 407 | WD | 20831 CAVALLO | 01/08/25 | 1,481,653 | $296,331 | $266,698 | 635,500 | 42.89 | 1,270,993 | 470,660 | 260,000 | |
| PARC VISTA OCCP 2404 | R3124 | 50-22-31-402-022 | | 407 | WD | 21203 PALOMINO | 04/08/25 | 1,835,000 | $367,000 | $330,300 | 655,500 | 35.72 | 1,311,004 | 809,996 | 286,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $260,000 with +/- adjustments** | | | | | | | AVERAGE | 1,454,890 | 290,978 | 261,880 | 615,818 | 42.65 | 1,231,637 | 490,135 | 266,882 | |
| **new development homes** | | | | | | | MEDIAN | 1,481,653 | 296,331 | 266,698 | 623,270 | 42.25 | 1,246,547 | 470,660 | 260,000 | |
| SEC 31 Acreage & SEC 31 Garfield | R3150 | | | | | | | | | | | | | | | |
| Building Site -$100,000 | | | | | | | | | | | | | | | | |
| Residual -$ 33,300 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| see R3050 | | | | | | | | | | | | | | | | |
| BELLAGIO OCCP 1238 | R3220 | 50-22-32-276-005 | | 407 | WD | 47610 BELLAGIO | 04/03/23 | 1,875,000 | $375,000 | $337,500 | 963,340 | 51.38 | 1,926,673 | 285,797 | 337,470 | |
| BELLAGIO OCCP 1238 | R3220 | 50-22-32-278-028 | | 407 | PTA | 47510 CAPRI | 06/26/23 | 1,937,500 | $387,500 | $348,750 | 1,054,330 | 54.42 | 2,108,666 | 203,834 | 375,000 | |
| BELLAGIO OCCP 1238 | R3220 | 50-22-32-276-018 | | 407 | PTA | 48085 RAVELLO | 08/09/24 | 2,700,000 | $540,000 | $486,000 | 1,135,510 | 42.06 | 2,271,011 | 803,989 | 375,000 | |
| BELLAGIO OCCP 1238 | R3220 | 50-22-32-276-016 | | 407 | PTA | 48050 RAVELLO | 10/21/24 | 3,100,000 | $620,000 | $558,000 | 1,403,020 | 45.26 | 2,806,048 | 653,743 | 359,791 | |
| BELLAGIO OCCP 1238 | R3220 | 50-22-32-278-032 | | 407 | WD | 47605 BELLAGIO | 12/11/24 | 2,150,000 | $430,000 | $387,000 | 955,720 | 44.45 | 1,911,439 | 613,561 | 375,000 | |
| **USE 2500FF** | | | | | | | AVERAGE | 2,352,500 | 470,500 | 423,450 | 1,102,384 | 47.51 | 2,204,767 | 512,185 | 364,452 | |
| | | | | | | | MEDIAN | 2,150,000 | 430,000 | 387,000 | 1,054,330 | 45.26 | 2,108,666 | 613,561 | 375,000 | |
| USE $375,000 maximum | | | | | | | | | 2,876 | 2,588 | | | | 3,131 | 2,228 | |
| MAYBURY PARK OCCP#1609 | R3221 | 50-22-32-401-025 | | 407 | PTA | 21127 MAYBURY PARK | 07/12/24 | 2,150,000 | $430,000 | $387,000 | 949,460 | 44.16 | 1,898,925 | 566,075 | 315,000 | |
| MAYBURY PARK OCCP#1609 | R3221 | 50-22-32-401-033 | | 407 | WD | 21080 MAYBURY PARK | 03/13/25 | 1,680,000 | $336,000 | $302,400 | 829,760 | 49.39 | 1,659,510 | 320,490 | 300,000 | |
| MAYBURY PARK OCCP#1609 | R3221 | 50-22-32-401-042 | | 407 | WD | 20805 MAYBURY PARK | 08/18/23 | 1,995,000 | $399,000 | $359,100 | 942,520 | 47.24 | 1,885,040 | 409,960 | 300,000 | |
| MAYBURY PARK OCCP#1609 | R3221 | 50-22-32-401-053 | | 407 | PTA | 20774 RICHMOND | 11/11/24 | 1,560,000 | $312,000 | $280,800 | 769,300 | 49.31 | 1,538,590 | 321,410 | 300,000 | |
| MAYBURY PARK OCCP#1609 | R3221 | 50-22-32-401-054 | | 407 | WD | 20796 RICHMOND | 05/02/25 | 1,575,000 | $315,000 | $283,500 | 884,270 | 56.14 | 1,768,543 | 106,457 | 300,000 | |
| MAYBURY PARK OCCP#1609 | R3221 | 50-22-32-401-058 | | 407 | PTA | 20892 RICHMOND | 07/19/24 | 2,100,000 | $420,000 | $378,000 | 861,840 | 41.04 | 1,723,687 | 676,313 | 300,000 | |
| MAYBURY PARK OCCP#1609 | R3221 | 50-22-32-401-091 | | 407 | PTA | 21531 EQUESTRIAN | 07/28/23 | 2,150,000 | $430,000 | $387,000 | 942,180 | 43.82 | 1,884,361 | 595,639 | 330,000 | |
| **USE $300,000, with +/- adjustments** | | | | | | | AVERAGE | 1,887,143 | 377,429 | 339,686 | 882,761 | 47.30 | 1,765,522 | 428,049 | 306,429 | |
| no change | | | | | | | MEDIAN | 1,995,000 | 399,000 | 359,100 | 884,270 | 47.24 | 1,768,543 | 409,960 | 300,000 | |
| TUSCANY RESERVE OCCP 1873 | R3222 | 50-22-32-376-016 | | 407 | WD | 48868 VENETO | 11/15/23 | 2,300,000 | $460,000 | $414,000 | 1,143,800 | 49.73 | 2,287,603 | 357,397 | 345,000 | |
| TUSCANY RESERVE OCCP 1873 | R3222 | 50-22-32-376-041 | | 407 | WD | 48887 VENETO | 08/23/24 | 1,850,000 | $370,000 | $333,000 | 856,990 | 46.32 | 1,713,987 | 481,013 | 345,000 | |
| **USE $350,000, with +/- adjustments** | | | | | | | AVERAGE | 2,075,000 | 415,000 | 373,500 | 1,000,395 | 48.03 | 2,000,795 | 419,205 | 345,000 | |
| | | | | | | | MEDIAN | 2,075,000 | 415,000 | 373,500 | 1,000,395 | 48.03 | 2,000,795 | 419,205 | 345,000 | |
| CASA LOMA #2125 | R3223 | | | | | | | | | | | | | | | |
| **USE $350,000 with +/- adj** | | | | | | | | | | | | | | | | |
| **PREMIUM +.15%** | | | | | | | | | | | | | | | | |
| **no change** | | | | | | | | | | | | | | | | |
| DUNHILL PARK OCCP 2161 | R3224 | 50-22-32-402-023 | | 407 | PTA | 47692 WALES | 07/19/24 | 1,435,000 | $287,000 | $258,300 | 612,780 | 42.70 | 1,225,555 | 399,445 | 190,000 | |
| **USE $235,000, with +/- adjustments** | | | | | | | AVERAGE | 1,435,000 | 287,000 | 258,300 | 612,780 | 42.70 | 1,225,555 | 399,445 | 190,000 | |
| | | | | | | | MEDIAN | 1,435,000 | 287,000 | 258,300 | 612,780 | 42.70 | 1,225,555 | 399,445 | 190,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SEC 32 ACREAGE | R3250 | 50-22-32-200-008 | 50-22-32 | 401 | PTA | 47707 NINE MILE | 05/02/24 | 460,000 | $92,000 | $82,800 | 160,740 | 34.94 | 321,480 | 266,560 | 128,040 | $115,000 |
| SEC 32 ACREAGE | R3250 | 50-22-32-200-022 | | 401 | PTA | 47993 NINE MILE | 12/04/24 | 710,000 | $142,000 | $127,800 | 347,530 | 48.95 | 695,051 | 171,023 | 156,074 | $177,500 |
| **USE with +/- adj** | | | | | | | AVERAGE | 585,000 | 117,000 | 105,300 | 254,135 | 41.95 | 508,266 | 218,792 | 142,057 | 146,250 |
| Building Site - $120,000 | | | | | | | MEDIAN | 585,000 | 117,000 | 105,300 | 254,135 | 41.95 | 508,266 | 218,792 | 142,057 | 146,250 |
| Residual -$ 40,000 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| Developmental -$120,000 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| see R3350 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BARCLAY ESTATES | R3301 | 50-22-33-102-015 | | 401 | PTA | 22220 BARCLAY | 05/05/23 | 825,000 | $165,000 | $148,500 | 377,680 | 45.78 | 755,357 | 199,643 | 130,000 | |
| BARCLAY ESTATES | R3301 | 50-22-33-129-011 | | 401 | PTA | 22257 HAZELTON | 05/15/24 | 690,000 | $138,000 | $124,200 | 318,270 | 46.13 | 636,536 | 164,915 | 111,451 | |
| BARCLAY ESTATES | R3301 | 50-22-33-129-006 | | 401 | PTA | 22357 HAZELTON | 05/28/24 | 790,000 | $158,000 | $142,200 | 350,530 | 44.37 | 701,061 | 218,939 | 130,000 | |
| BARCLAY ESTATES | R3301 | 50-22-33-129-008 | | 401 | PTA | 22317 HAZELTON | 08/30/24 | 740,000 | $148,000 | $133,200 | 308,580 | 41.70 | 617,160 | 252,840 | 130,000 | |
| BARCLAY ESTATES | R3301 | 50-22-33-130-007 | | 401 | WD | 22066 YORK MILLS | 09/05/24 | 935,000 | $187,000 | $168,300 | 419,990 | 44.92 | 839,987 | 213,736 | 118,723 | |
| BARCLAY ESTATES | R3301 | 50-22-33-151-004 | | 401 | WD | 21939 BARCLAY | 09/30/24 | 617,000 | $123,400 | $111,060 | 324,460 | 52.59 | 648,912 | 83,288 | 115,200 | |
| BARCLAY ESTATES | R3301 | 50-22-33-101-005 | | 401 | PTA | 22320 BARCLAY | 10/18/24 | 735,000 | $147,000 | $132,300 | 367,590 | 50.01 | 735,188 | 113,264 | 113,452 | |
| BARCLAY ESTATES | R3301 | 50-22-33-130-003 | | 401 | WD | 22114 YORK MILLS | 10/18/24 | 900,000 | $180,000 | $162,000 | 405,800 | 45.09 | 811,608 | 214,350 | 125,958 | |
| BARCLAY ESTATES | R3301 | 50-22-33-102-023 | | 401 | PTA | 21913 YORK MILLS | 12/13/24 | 775,000 | $155,000 | $139,500 | 386,530 | 49.87 | 773,067 | 117,777 | 115,844 | |
| BARCLAY ESTATES | R3301 | 50-22-33-102-014 | | 401 | WD | 22240 BARCLAY | 04/21/25 | 858,000 | $171,600 | $154,440 | 352,370 | 41.07 | 704,743 | 283,257 | 130,000 | |
| **USE 1300FF** | | | | | | | AVERAGE | 786,500 | 157,300 | 141,570 | 361,180 | 46.15 | 722,362 | 186,201 | 122,063 | |
| | | | | | | | MEDIAN | 782,500 | 156,500 | 140,850 | 359,980 | 45.43 | 719,966 | 206,690 | 122,341 | |
| USE 140,000 maximum | | | | | | | | | 1,487 | 1,338 | | | | 1,760 | 1,154 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-277-019 | | 401 | PTA | 22097 WORCESTER | 05/08/23 | 850,000 | $170,000 | $153,000 | 383,250 | 45.09 | 766,491 | 213,509 | 130,000 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-251-022 | | 401 | PTA | 22367 WORCESTER | 01/29/24 | 700,000 | $140,000 | $126,000 | 369,910 | 52.84 | 739,827 | 84,606 | 124,433 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-202-004 | | 401 | PTA | 22186 DALEVIEW | 02/28/24 | 900,000 | $180,000 | $162,000 | 410,470 | 45.61 | 820,936 | 209,064 | 130,000 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-251-015 | | 401 | PTA | 22025 DALEVIEW | 04/02/24 | 841,100 | $168,220 | $151,398 | 407,740 | 48.48 | 815,488 | 155,612 | 130,000 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-177-007 | | 401 | WD | 22519 WINDERMERE | 05/15/24 | 1,185,000 | $237,000 | $213,300 | 534,570 | 45.11 | 1,069,138 | 245,862 | 130,000 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-226-008 | | 401 | WD | 21986 WORCESTER | 06/24/24 | 685,000 | $137,000 | $123,300 | 322,030 | 47.01 | 644,053 | 170,947 | 130,000 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-176-004 | | 401 | PTA | 22508 NORFOLK | 08/09/24 | 800,000 | $160,000 | $144,000 | 392,290 | 49.04 | 784,586 | 145,414 | 130,000 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-251-012 | | 401 | WD | 22145 DALEVIEW | 02/11/25 | 850,000 | $170,000 | $153,000 | 386,340 | 45.45 | 772,676 | 204,524 | 127,200 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-277-012 | | 401 | WD | 21984 ROXBURY | 03/21/25 | 706,500 | $141,300 | $127,170 | 330,760 | 46.82 | 661,526 | 174,974 | 130,000 | |
| BRADFORD of NOVI 1, 2, 3 | R3302 | 50-22-33-226-005 | | 401 | WD | 22098 WORCESTER | 05/14/25 | 710,000 | $142,000 | $127,800 | 358,910 | 50.55 | 717,825 | 122,175 | 130,000 | |
| **USE 1100FF** | | | | | | | AVERAGE | 822,760 | 164,552 | 148,097 | 389,627 | 47.60 | 779,255 | 172,669 | 129,163 | |
| | | | | | | | MEDIAN | 820,550 | 164,110 | 147,699 | 384,795 | 46.91 | 769,584 | 172,961 | 130,000 | |
| USE 140,000 maximum | | | | | | | | | 1,239 | 1,115 | | | | 1,176 | 880 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| LEXINGTON GREEN | R3304 | 50-22-33-278-001 | | 401 | PTA | 21960 WORCESTER | 09/30/24 | 615,000 | $123,000 | $110,700 | 301,830 | 49.08 | 603,661 | 92,451 | 81,112 | |
| LEXINGTON GREEN | R3304 | 50-22-33-279-002 | | 401 | WD | 45831 SHEFFIELD | 05/06/25 | 589,000 | $117,800 | $106,020 | 242,790 | 41.22 | 485,587 | 201,094 | 97,681 | |
| LEXINGTON GREEN | R3304 | 50-22-33-279-005 | | 401 | WD | 45735 SHEFFIELD | 12/06/24 | 680,000 | $136,000 | $122,400 | 307,210 | 45.18 | 614,410 | 164,662 | 99,072 | |
| **USE 900FF** | | | | | | | AVERAGE | 628,000 | 125,600 | 113,040 | 283,943 | 45.16 | 567,886 | 152,736 | 92,622 | |
| | | | | | | | MEDIAN | 615,000 | 123,000 | 110,700 | 301,830 | 45.18 | 603,661 | 164,662 | 97,681 | |
| | | | | | | | | | 944 | 850 | | | | 1,198 | 726 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| DELFINO ESTATES | R3305 | 50-22-33-227-006 | | 401 | WD | 22320 ANNA MARIA | 04/02/25 | 940,000 | $188,000 | $169,200 | 409,600 | 43.57 | 819,208 | 265,792 | 145,000 | |
| | | | | | | | | | | | | | | | | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $165,000** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| DUNNABECK ESTATES | R3306 | 50-22-33-153-006 | | 401 | PTA | 21888 DUNNABECK | 07/31/23 | 605,000 | $121,000 | $108,900 | 282,960 | 46.77 | 565,922 | 129,078 | 90,000 | |
| | | | | | | | | | | | | | | | | |
| **USE 1300FF** | | | | | | | | | 1,578 | 1,420 | | | | 1,683 | 1,174 | |
| | | | | | | | | | | | | | | | | |
| USE 120,000 maximum | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Sec 33 Acreage | R3350 | 50-22-33-200-032 | | 401 | WD | 46011 NINE MILE | 08/22/24 | 1,438,500 | $287,700 | $258,930 | 742,920 | 51.65 | 1,485,847 | 265,053 | 312,400 | |
| Sec 33 Acreage | R3350 | 50-22-33-200-036 | | 401 | PTA | 45625 NINE MILE | 04/22/24 | 900,000 | $180,000 | $162,000 | 422,560 | 46.95 | 845,123 | 241,777 | 186,900 | |
| **USE with +/- adj** | | | | | | | AVERAGE | 1,169,250 | 233,850 | 210,465 | 582,740 | 49.30 | 1,165,485 | 253,415 | 249,650 | |
| Building Site - $140,000 | | | | | | | MEDIAN | 1,169,250 | 233,850 | 210,465 | 582,740 | 49.30 | 1,165,485 | 253,415 | 249,650 | |
| Residual -$ 46,200 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CONNEMARA HILLS | R3401 | 50-22-34-152-017 | | 401 | PTA | 45241 BYRNE | 04/03/23 | 365,000 | $73,000 | $65,700 | 175,380 | 48.05 | 350,762 | 88,493 | 74,255 | |
| CONNEMARA HILLS | R3401 | 50-22-34-154-005 | | 401 | PTA | 21758 RATHLONE | 05/11/23 | 440,000 | $88,000 | $79,200 | 213,390 | 48.50 | 426,779 | 89,260 | 76,039 | |
| CONNEMARA HILLS | R3401 | 50-22-34-155-010 | | 401 | WD | 45039 GALWAY | 12/20/23 | 350,000 | $70,000 | $63,000 | 201,640 | 57.61 | 403,270 | 24,469 | 77,739 | |
| CONNEMARA HILLS | R3401 | 50-22-34-101-009 | | 401 | PTA | 45270 MAYO | 05/29/24 | 460,000 | $92,000 | $82,800 | 187,060 | 40.67 | 374,115 | 169,319 | 83,434 | |
| CONNEMARA HILLS | R3401 | 50-22-34-102-037 | | 401 | PTA | 45170 BYRNE | 06/27/24 | 478,000 | $95,600 | $86,040 | 234,900 | 49.14 | 469,794 | 93,978 | 85,772 | |
| CONNEMARA HILLS | R3401 | 50-22-34-102-039 | | 401 | PTA | 45332 BYRNE | 07/01/24 | 510,000 | $102,000 | $91,800 | 220,700 | 43.27 | 441,393 | 150,239 | 81,632 | |
| CONNEMARA HILLS | R3401 | 50-22-34-154-007 | | 401 | WD | 21710 RATHLONE | 07/09/24 | 740,000 | $148,000 | $133,200 | 351,590 | 47.51 | 703,175 | 112,056 | 75,231 | |
| CONNEMARA HILLS | R3401 | 50-22-34-176-006 | | 401 | PTA | 21800 CONNEMARA | 09/06/24 | 480,000 | $96,000 | $86,400 | 212,710 | 44.31 | 425,417 | 142,542 | 87,959 | |
| **USE 700FF** | | | | | | | AVERAGE | 477,875 | 95,575 | 86,018 | 224,671 | 47.38 | 449,338 | 108,795 | 80,258 | |
| | | | | | | | MEDIAN | 469,000 | 93,800 | 84,420 | 213,050 | 47.78 | 426,098 | 103,017 | 79,686 | |
| USE 100,000 maximum | | | | | | | | | 747 | 673 | | | | 861 | 635 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| NORTH HILLS ESTATES | R3402 | 50-22-34-177-028 | | 401 | PTA | 21943 CENTER | 05/05/23 | 435,000 | $87,000 | $78,300 | 221,060 | 50.82 | 442,111 | 74,878 | 81,989 | |
| NORTH HILLS ESTATES | R3402 | 50-22-34-251-001 | | 401 | PTA | 21940 CUMBERLAND | 06/23/23 | 475,000 | $95,000 | $85,500 | 235,390 | 49.56 | 470,771 | 86,229 | 82,000 | |
| NORTH HILLS ESTATES | R3402 | 50-22-34-251-005 | | 401 | WD | 21872 CUMBERLAND | 08/02/24 | 540,000 | $108,000 | $97,200 | 257,480 | 47.68 | 514,965 | 94,991 | 69,956 | |
| NORTH HILLS ESTATES | R3402 | 50-22-34-201-018 | | 401 | WD | 22090 CUMBERLAND | 08/29/24 | 535,000 | $107,000 | $96,300 | 250,020 | 46.73 | 500,033 | 117,193 | 82,226 | |
| NORTH HILLS ESTATES | R3402 | 50-22-34-251-020 | | 401 | PTA | 44200 GALWAY | 10/15/24 | 540,000 | $108,000 | $97,200 | 248,950 | 46.10 | 497,904 | 112,882 | 70,786 | |
| NORTH HILLS ESTATES | R3402 | 50-22-34-177-022 | | 401 | PTA | 21945 ROSSDALE | 10/31/24 | 480,500 | $96,100 | $86,490 | 219,070 | 45.59 | 438,138 | 149,997 | 107,635 | |
| **USE 900FF** | | | | | | | AVERAGE | 500,917 | 100,183 | 90,165 | 238,662 | 47.75 | 477,320 | 106,028 | 82,432 | |
| | | | | | | | MEDIAN | 507,750 | 101,550 | 91,395 | 242,170 | 47.21 | 484,338 | 103,937 | 81,995 | |
| | | | | | | | | | 1,016 | 914 | | | | 1,055 | 820 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| TIMBERIDGE ESTATES | R3403 | 50-22-34-251-040 | | 401 | PTA | 43650 SERENITY | 06/15/23 | 682,000 | $136,400 | $122,760 | 324,320 | 47.55 | 648,635 | 171,396 | 138,031 | |
| | | | | | | | | | | | | | | | | |
| **USE 1100FF** | | | | | | | AVERAGE | 682,000 | 136,400 | 122,760 | 324,320 | 47.55 | 648,635 | 171,396 | 138,031 | |
| | | | | | | | MEDIAN | 682,000 | 136,400 | 122,760 | 324,320 | 47.55 | 648,635 | 171,396 | 138,031 | |
| | | | | | | | | | 1,127 | 1,014 | | | | 1,416 | 1,140 | |
| SUN VALLEY | R3404 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **1240 FF** | | | | | | | | | | | | | | | | |
| **no change** | | | | | | | | | | | | | | | | |
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## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WESTRIDGE DOWNS | R3405 | 50-22-34-278-019 | | 401 | WD | 43536 GALWAY | 01/10/25 | 545,000 | $109,000 | $98,100 | 265,200 | 48.66 | 530,401 | 96,195 | 81,596 | |
| | | | | | | | | | | | | | | | | |
| **USE 1100FF** | | | | | | | AVERAGE | 545,000 | 109,000 | 98,100 | 265,200 | 48.66 | 530,401 | 96,195 | 81,596 | |
| | | | | | | | MEDIAN | 545,000 | 109,000 | 98,100 | 265,200 | 48.66 | 530,401 | 96,195 | 81,596 | |
| | | | | | | | | | 1,296 | 1,166 | | | | 1,144 | 970 | |
| | | | | | | | | | | | | | | | | |
| CHELSEA KNOLL OCCP 468 | R3420 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **USE $62,500** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| uniform with the increase for area | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| SEC 34 ACREAGE | R3450 | 50-22-34-276-011 | | 401 | WD | 21937 NOVI | 10/26/23 | 675,000 | $135,000 | $121,500 | 315,080 | 46.68 | 630,152 | 209,531 | 164,683 | |
| | | | | | | | | | | | | | | | | |
| **USE** | | | | | | | AVERAGE | 675,000 | 135,000 | 121,500 | 315,080 | 46.68 | 630,152 | 209,531 | 164,683 | |
| Building Site -$120,000 | | | | | | | MEDIAN | 675,000 | 135,000 | 121,500 | 315,080 | 46.68 | 630,152 | 209,531 | 164,683 | |
| Residual -$ 40,000 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CHASE FARMS | R3501 | 50-22-35-177-008 | | 401 | WD | 21455 CHASE | 10/04/23 | 740,000 | $148,000 | $133,200 | 369,240 | 49.90 | 738,482 | 143,185 | 141,667 | |
| CHASE FARMS | R3501 | 50-22-35-201-011 | | 401 | PTA | 41671 SUDBURY | 05/16/25 | 853,000 | $170,600 | $153,540 | 380,400 | 44.60 | 760,791 | 234,902 | 142,693 | |
| CHASE FARMS | R3501 | 50-22-35-201-029 | | 401 | PTA | 41716 HEMPSHIRE | 05/01/23 | 769,000 | $153,800 | $138,420 | 397,440 | 51.68 | 794,883 | 103,042 | 128,925 | |
| CHASE FARMS | R3501 | 50-22-35-201-031 | | 401 | PTA | 41764 HEMPSHIRE | 04/28/23 | 791,001 | $158,200 | $142,380 | 365,450 | 46.20 | 730,890 | 191,895 | 131,784 | |
| CHASE FARMS | R3501 | 50-22-35-226-017 | | 401 | PTA | 22210 CHASE | 08/23/24 | 870,000 | $174,000 | $156,600 | 348,470 | 40.05 | 696,938 | 314,595 | 141,533 | |
| CHASE FARMS | R3501 | 50-22-35-226-028 | | 401 | WD | 41641 DUKESBURY | 09/01/23 | 730,000 | $146,000 | $131,400 | 366,350 | 50.18 | 732,709 | 123,166 | 125,875 | |
| CHASE FARMS | R3501 | 50-22-35-251-025 | | 401 | PTA | 21874 PICADILLY | 05/15/24 | 818,000 | $163,600 | $147,240 | 352,910 | 43.14 | 705,817 | 238,058 | 125,875 | |
| CHASE FARMS | R3501 | 50-22-35-252-010 | | 401 | WD | 21750 CHASE | 12/15/23 | 665,000 | $133,000 | $119,700 | 327,890 | 49.31 | 655,782 | 135,093 | 125,875 | |
| CHASE FARMS | R3501 | 50-22-35-278-028 | | 401 | PTA | 21904 CHASE | 07/09/24 | 635,000 | $127,000 | $114,300 | 326,480 | 51.41 | 652,964 | 107,911 | 125,875 | |
| CHASE FARMS | R3501 | 50-22-35-279-002 | | 401 | PTA | 22121 CHASE | 07/07/23 | 735,000 | $147,000 | $132,300 | 370,040 | 50.35 | 740,082 | 118,525 | 123,607 | |
| CHASE FARMS | R3501 | 50-22-35-279-013 | | 401 | PTA | 22018 PICADILLY | 07/28/23 | 800,000 | $160,000 | $144,000 | 399,570 | 49.95 | 799,148 | 136,415 | 135,563 | |
| CHASE FARMS | R3501 | 50-22-35-279-016 | | 401 | WD | 22090 PICADILLY | 01/06/25 | 728,500 | $145,700 | $131,130 | 337,310 | 46.30 | 674,626 | 178,777 | 124,903 | |
| CHASE FARMS | R3501 | 50-22-35-280-001 | | 401 | PTA | 41621 HEMPSHIRE | 10/16/24 | 726,800 | $145,360 | $130,824 | 340,760 | 46.88 | 681,516 | 191,740 | 146,456 | |
| CHASE FARMS | R3501 | 50-22-35-326-011 | | 401 | WD | 21285 CHASE | 04/30/24 | 715,000 | $143,000 | $128,700 | 372,480 | 52.10 | 744,969 | 137,167 | 167,136 | |
| CHASE FARMS | R3501 | 50-22-35-327-015 | | 401 | PTA | 21175 WHEATON | 07/14/23 | 715,000 | $143,000 | $128,700 | 362,120 | 50.65 | 724,232 | 122,320 | 131,552 | |
| CHASE FARMS | R3501 | 50-22-35-327-017 | | 401 | PTA | 21071 WHEATON | 03/18/24 | 710,000 | $142,000 | $127,800 | 352,070 | 49.59 | 704,136 | 146,130 | 140,266 | |
| CHASE FARMS | R3501 | 50-22-35-353-002 | | 401 | PTA | 43146 WESTCHESTER | 03/25/24 | 733,800 | $146,760 | $132,084 | 348,050 | 47.43 | 696,098 | 180,527 | 142,825 | |
| CHASE FARMS | R3501 | 50-22-35-355-002 | | 401 | PTA | 42977 ASHBURY | 01/05/24 | 652,500 | $130,500 | $117,450 | 329,500 | 50.50 | 659,003 | 126,897 | 133,400 | |
| CHASE FARMS | R3501 | 50-22-35-355-003 | | 401 | PTA | 42961 ASHBURY | 07/14/23 | 675,000 | $135,000 | $121,500 | 331,360 | 49.09 | 662,727 | 149,647 | 137,374 | |
| CHASE FARMS | R3501 | 50-22-35-355-005 | | 401 | PTA | 42929 ASHBURY | 04/23/24 | 535,000 | $107,000 | $96,300 | 249,160 | 46.57 | 498,319 | 181,481 | 144,800 | |
| **USE 1300FF** | | | | | | | AVERAGE | 729,880 | 145,976 | 131,378 | 351,353 | 48.29 | 702,706 | 163,074 | 135,899 | |
| | | | | | | | MEDIAN | 729,250 | 145,850 | 131,265 | 352,490 | 49.45 | 704,977 | 144,658 | 134,482 | |
| | | | | | | | | | 1,401 | 1,261 | | | | 1,563 | 1,303 | |
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| DEERBROOK | R3502 | 50-22-35-226-006 | | 401 | WD | 22325 ANTLER | 06/12/24 | 685,000 | $137,000 | $123,300 | 332,730 | 48.57 | 665,453 | 119,238 | 99,691 | |
| DEERBROOK | R3502 | 50-22-35-228-013 | | 401 | PTA | 41479 REINDEER | 03/29/24 | 595,000 | $119,000 | $107,100 | 269,490 | 45.29 | 538,985 | 150,083 | 94,068 | |
| DEERBROOK | R3502 | 50-22-35-228-013 | | 401 | WD | 41479 REINDEER | 02/28/25 | 655,000 | $131,000 | $117,900 | 299,670 | 45.75 | 599,332 | 149,736 | 94,068 | |
| DEERBROOK | R3502 | 50-22-35-276-002 | | 401 | PTA | 22214 ANTLER | 08/11/23 | 663,000 | $132,600 | $119,340 | 302,330 | 45.60 | 604,668 | 165,382 | 107,050 | |
| DEERBROOK | R3502 | 50-22-35-278-012 | | 401 | PTA | 41493 FAWN | 07/25/24 | 593,300 | $118,660 | $106,794 | 289,350 | 48.77 | 578,692 | 119,491 | 104,883 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE 1100FF** | | | | | | | AVERAGE | 638,260 | 127,652 | 114,887 | 298,714 | 46.80 | 597,426 | 140,786 | 99,952 | |
| | | | | | | | MEDIAN | 655,000 | 131,000 | 117,900 | 299,670 | 45.75 | 599,332 | 149,736 | 99,691 | |
| | | | | | | | | | 1,275 | 1,147 | | | | 1,340 | 951 | |
| YERKES MANOR | R3503 | 50-22-35-376-050 | | 401 | WD | 20900 VERANDA | 04/15/25 | 755,000 | $151,000 | $135,900 | 268,400 | 35.55 | 536,797 | 327,442 | 109,239 | |
| YERKES MANOR | R3503 | 50-22-35-376-052 | | 401 | PTA | 20876 VERANDA | 08/09/24 | 580,000 | $116,000 | $104,400 | 281,270 | 48.49 | 562,534 | 112,366 | 94,900 | |
| **USE 1500FF** | | | | | | | AVERAGE | 667,500 | 133,500 | 120,150 | 274,835 | 42.02 | 549,666 | 219,904 | 102,070 | |
| | | | | | | | MEDIAN | 667,500 | 133,500 | 120,150 | 274,835 | 42.02 | 549,666 | 219,904 | 102,070 | |
| | | | | | | | | | 1,700 | 1,530 | | | | 2,801 | 1,300 | |
| MISSION PINES | R3504 | 50-22-35-400-054 | | 401 | WD | 41489 MISSION | 07/22/24 | 973,000 | $194,600 | $175,140 | 413,940 | 42.54 | 827,886 | 279,944 | 134,830 | |
| **USE 1100FF** | | | | | | | AVERAGE | 973,000 | 194,600 | 175,140 | 413,940 | 42.54 | 827,886 | 279,944 | 134,830 | |
| | | | | | | | MEDIAN | 973,000 | 194,600 | 175,140 | 413,940 | 42.54 | 827,886 | 279,944 | 134,830 | |
| | | | | | | | | | 1,335 | 1,202 | | | | 1,921 | 925 | |
| PINE HOLLOW | R3505 | | | | | | | | | | | | | | | |
| **USE 900FF** | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| BROQUET DRIVE | R3506 | 50-22-35-429-001 | | 401 | PTA | 41488 BROQUET | 08/10/23 | 440,000 | $88,000 | $79,200 | 245,250 | 55.74 | 490,500 | 32,362 | 82,862 | |
| **USE700FF** | | | | | | | AVERAGE | 440,000 | 88,000 | 79,200 | 245,250 | 55.74 | 490,500 | 32,362 | 82,862 | |
| | | | | | | | MEDIAN | 440,000 | 88,000 | 79,200 | 245,250 | 55.74 | 490,500 | 32,362 | 82,862 | |
| large increase neighborhood should be similar to adjacent R3502 and R3521 | | | | | | | | | 552 | 497 | | | | 203 | 520 | |
| 1/2 acre+ lots | | | | | | | | | | | | | | | | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-402-055 | | 407 | PTA | 21232 GLEN HAVEN C | 05/19/23 | 282,000 | $56,400 | $50,760 | 143,910 | 51.03 | 287,825 | 47,175 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-402-027 | | 407 | WD | 21207 GLEN HAVEN C | 05/25/23 | 295,000 | $59,000 | $53,100 | 142,980 | 48.47 | 285,962 | 62,038 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-402-063 | | 407 | PTA | 21200 GLEN HAVEN C | 05/26/23 | 255,000 | $51,000 | $45,900 | 141,120 | 55.34 | 282,236 | 25,764 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-453-055 | | 407 | WD | 20830 GLEN HAVEN C | 02/12/24 | 231,500 | $46,300 | $41,670 | 104,890 | 45.31 | 209,786 | 74,714 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-402-057 | | 407 | PTA | 21214 GLEN HAVEN C | 05/10/24 | 295,000 | $59,000 | $53,100 | 138,320 | 46.89 | 276,647 | 71,353 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-453-053 | | 407 | WD | 20826 GLEN HAVEN C | 05/10/24 | 311,800 | $62,360 | $56,124 | 147,750 | 47.39 | 295,501 | 69,299 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-402-059 | | 407 | PTA | 21218 GLEN HAVEN C | 06/25/24 | 318,000 | $63,600 | $57,240 | 138,320 | 43.50 | 276,647 | 94,353 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-453-052 | | 407 | WD | 20824 GLEN HAVEN C | 10/11/24 | 203,000 | $40,600 | $36,540 | 92,780 | 45.70 | 185,553 | 70,447 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-402-052 | | 407 | WD | 21226 GLEN HAVEN C | 10/18/24 | 300,000 | $60,000 | $54,000 | 138,320 | 46.11 | 276,647 | 76,353 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3520 | 50-22-35-453-053 | | 407 | WD | 20826 GLEN HAVEN C | 11/07/24 | 315,000 | $63,000 | $56,700 | 147,750 | 46.90 | 295,501 | 72,499 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-452-019 | | 407 | PTA | 20929 GLEN HAVEN C | 04/10/23 | 254,000 | $50,800 | $45,720 | 136,950 | 53.92 | 273,892 | 33,108 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-133 | | 407 | PTA | 42140 PELLSTON | 04/21/23 | 230,000 | $46,000 | $41,400 | 122,950 | 53.46 | 245,895 | 37,105 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-428-041 | | 407 | WD | 41724 ONAWAY | 05/16/23 | 160,000 | $32,000 | $28,800 | 80,380 | 50.24 | 160,762 | 52,238 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-452-011 | | 407 | WD | 42125 GLADWIN | 06/15/23 | 185,000 | $37,000 | $33,300 | 102,650 | 55.49 | 205,298 | 32,702 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-051 | | 407 | PTA | 41748 BROQUET | 06/16/23 | 204,000 | $40,800 | $36,720 | 101,210 | 49.61 | 202,423 | 54,577 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-094 | | 407 | WD | 21346 GLEN HAVEN C | 06/23/23 | 282,000 | $56,400 | $50,760 | 134,860 | 47.82 | 269,716 | 65,284 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-022 | | 407 | PTA | 42157 PELLSTON | 06/30/23 | 310,000 | $62,000 | $55,800 | 137,520 | 44.36 | 275,044 | 87,956 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-064 | | 407 | PTA | 41770 BROQUET | 07/14/23 | 248,000 | $49,600 | $44,640 | 116,470 | 46.96 | 232,939 | 68,061 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-451-034 | | 407 | PTA | 42128 GLADWIN | 08/02/23 | 250,000 | $50,000 | $45,000 | 134,860 | 53.94 | 269,716 | 33,284 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-427-035 | | 407 | PTA | 21254 GLEN HAVEN C | 08/04/23 | 270,000 | $54,000 | $48,600 | 121,160 | 44.87 | 242,326 | 80,674 | 53,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-066 | | 407 | PTA | 42172 ROSCOMMON | 08/09/23 | 230,000 | $46,000 | $41,400 | 116,470 | 50.64 | 232,939 | 50,061 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-452-018 | | 407 | PTA | 20927 GLEN HAVEN C | 10/30/23 | 237,500 | $47,500 | $42,750 | 115,250 | 48.53 | 230,501 | 59,999 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-427-054 | | 407 | WD | 41715 BROQUET | 10/31/23 | 230,000 | $46,000 | $41,400 | 126,220 | 54.88 | 252,443 | 30,557 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-035 | | 407 | PTA | 42109 PELLSTON | 11/06/23 | 225,000 | $45,000 | $40,500 | 102,610 | 45.60 | 205,222 | 72,778 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-427-057 | | 407 | PTA | 41705 BROQUET | 11/27/23 | 225,000 | $45,000 | $40,500 | 123,470 | 54.88 | 246,931 | 31,069 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-108 | | 407 | PTA | 21380 GLEN HAVEN C | 12/04/23 | 236,000 | $47,200 | $42,480 | 120,660 | 51.13 | 241,319 | 47,681 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-452-045 | | 407 | WD | 20811 GLEN HAVEN C | 12/20/23 | 215,000 | $43,000 | $38,700 | 105,620 | 49.13 | 211,231 | 56,769 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-065 | | 407 | PTA | 42198 ROSCOMMON | 12/27/23 | 257,000 | $51,400 | $46,260 | 120,660 | 46.95 | 241,319 | 68,681 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-077 | | 407 | PTA | 21306 GLEN HAVEN C | 01/24/24 | 290,000 | $58,000 | $52,200 | 140,190 | 48.34 | 280,372 | 62,628 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-019 | | 407 | WD | 42177 PELLSTON | 01/30/24 | 280,000 | $56,000 | $50,400 | 134,860 | 48.16 | 269,716 | 63,284 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-453-015 | | 407 | PTA | 20878 GLEN HAVEN C | 02/12/24 | 290,000 | $58,000 | $52,200 | 142,380 | 49.10 | 284,754 | 58,246 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-063 | | 407 | WD | 42194 ROSCOMMON | 02/26/24 | 335,000 | $67,000 | $60,300 | 144,740 | 43.21 | 289,485 | 98,515 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-054 | | 407 | PTA | 42142 ROSCOMMON | 02/29/24 | 295,000 | $59,000 | $53,100 | 140,190 | 47.52 | 280,372 | 67,628 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-048 | | 407 | WD | 42104 ROSCOMMON | 03/06/24 | 265,000 | $53,000 | $47,700 | 117,510 | 44.34 | 235,024 | 82,976 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-010 | | 407 | PTA | 42215 PELLSTON | 04/10/24 | 223,000 | $44,600 | $40,140 | 101,210 | 45.39 | 202,423 | 73,577 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-021 | | 407 | PTA | 42155 PELLSTON | 04/12/24 | 215,000 | $43,000 | $38,700 | 101,210 | 47.07 | 202,423 | 65,577 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-476-065 | | 407 | PTA | 21124 GLEN HAVEN C | 05/06/24 | 238,000 | $47,600 | $42,840 | 102,650 | 43.13 | 205,298 | 85,702 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-427-037 | | 407 | WD | 21280 GLEN HAVEN C | 05/22/24 | 218,000 | $43,600 | $39,240 | 114,230 | 52.40 | 228,457 | 42,543 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-476-040 | | 407 | PTA | 20912 GLEN HAVEN C | 05/30/24 | 265,000 | $53,000 | $47,700 | 117,110 | 44.19 | 234,226 | 83,774 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-428-042 | | 407 | PTA | 41722 ONAWAY | 07/22/24 | 192,000 | $38,400 | $34,560 | 83,260 | 43.36 | 166,512 | 78,488 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-451-025 | | 407 | WD | 21055 GLEN HAVEN C | 07/29/24 | 201,000 | $40,200 | $36,180 | 101,210 | 50.35 | 202,423 | 51,577 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-428-050 | | 407 | WD | 41732 ONAWAY | 08/16/24 | 248,000 | $49,600 | $44,640 | 119,000 | 47.98 | 237,992 | 63,008 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-451-002 | | 407 | PTA | 42171 ROSCOMMON | 08/20/24 | 240,000 | $48,000 | $43,200 | 115,250 | 48.02 | 230,501 | 62,499 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-428-007 | | 407 | PTA | 41769 ONAWAY | 09/20/24 | 217,000 | $43,400 | $39,060 | 108,770 | 50.12 | 217,535 | 52,465 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-109 | | 407 | PTA | 21382 GLEN HAVEN C | 10/15/24 | 298,000 | $59,600 | $53,640 | 140,630 | 47.19 | 281,261 | 69,739 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-476-058 | | 407 | PTA | 21108 GLEN HAVEN C | 10/31/24 | 260,000 | $52,000 | $46,800 | 125,100 | 48.12 | 250,201 | 62,799 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-427-031 | | 407 | PTA | 21260 GLEN HAVEN C | 11/05/24 | 185,000 | $37,000 | $33,300 | 80,380 | 43.45 | 160,762 | 77,238 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-426-120 | | 407 | PTA | 42126 PELLSTON | 12/19/24 | 228,000 | $45,600 | $41,040 | 121,240 | 53.18 | 242,478 | 38,522 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-451-053 | | 407 | WD | 42182 GLADWIN | 02/28/25 | 275,000 | $55,000 | $49,500 | 134,330 | 48.85 | 268,662 | 59,338 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-452-002 | | 407 | WD | 42171 GLADWIN | 03/03/25 | 290,000 | $58,000 | $52,200 | 144,420 | 49.80 | 288,849 | 54,151 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-476-021 | | 407 | WD | 20852 GLEN HAVEN C | 03/07/25 | 229,000 | $45,800 | $41,220 | 102,400 | 44.72 | 204,808 | 77,192 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-451-020 | | 407 | WD | 42109 ROSCOMMON | 03/14/25 | 305,000 | $61,000 | $54,900 | 141,090 | 46.26 | 282,180 | 75,820 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-427-041 | | 407 | WD | 21264 GLEN HAVEN C | 03/24/25 | 187,500 | $37,500 | $33,750 | 84,420 | 45.02 | 168,848 | 71,652 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-427-015 | | 407 | WD | 21208 GLEN HAVEN C | 04/11/25 | 230,000 | $46,000 | $41,400 | 117,510 | 51.09 | 235,027 | 47,973 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-451-040 | | 407 | WD | 42108 GLADWIN | 04/24/25 | 214,900 | $42,980 | $38,682 | 99,770 | 46.43 | 199,549 | 68,351 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-003 | | 407 | WD | 42229 PELLSTON | 04/25/25 | 320,000 | $64,000 | $57,600 | 134,760 | 42.11 | 269,518 | 103,482 | 53,000 | |
| Country Pl #342 & Glen Haven #313 | R3521 | 50-22-35-401-053 | | 407 | PTA | 42140 ROSCOMMON | 05/16/25 | 320,000 | $64,000 | $57,600 | 129,280 | 40.40 | 258,552 | 114,448 | 53,000 | |
| **USE $53,000** | | | | | | | AVERAGE | 252,793 | 50,559 | 45,503 | 120,969 | 48.04 | 241,937 | 63,856 | 53,000 | |
| no change | | | | | | | MEDIAN | 248,000 | 49,600 | 44,640 | 121,160 | 47.82 | 242,326 | 65,284 | 53,000 | |
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| Riverbridge OCCP 724 | R3522 | 50-22-35-302-006 | | 407 | WD | 43271 ASHBURY | 08/21/24 | 490,000 | $98,000 | $88,200 | 244,620 | 49.92 | 489,234 | 93,766 | 93,000 | |
| | | | | | | | | | | | | | | | | |
| **USE $100,000** | | | | | | | AVERAGE | 490,000 | 98,000 | 88,200 | 244,620 | 49.92 | 489,234 | 93,766 | 93,000 | |
| no change | | | | | | | MEDIAN | 490,000 | 98,000 | 88,200 | 244,620 | 49.92 | 489,234 | 93,766 | 93,000 | |
| | | | | | | | | | | | | | | | | |
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| MIRABELLA ESTATES OCCP 1632 | R3523 | 50-22-35-400-062 | | 407 | PTA | 41570 CARMELA | 06/06/23 | 1,725,000 | $345,000 | $310,500 | 813,950 | 47.19 | 1,627,893 | 322,107 | 225,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **USE $275,000** | | | | | | | AVERAGE | 1,725,000 | 345,000 | 310,500 | 813,950 | 47.19 | 1,627,893 | 322,107 | 225,000 | |
| | | | | | | | MEDIAN | 1,725,000 | 345,000 | 310,500 | 813,950 | 47.19 | 1,627,893 | 322,107 | 225,000 | |
| similar with R3123, R3124, R3221, R 3222, R3223 | | | | | | | | | | | | | | | | |
| NORMANDY HILLS ESTATES OCCP 1950 | R3524 | 50-22-35-478-013 | | 407 | PTA | 20830 NORMANDY | 11/28/23 | 1,580,000 | $316,000 | $284,400 | 718,860 | 45.50 | 1,437,717 | 312,283 | 170,000 | |
| **USE $225,000** | | | | | | | AVERAGE | 1,580,000 | 316,000 | 284,400 | 718,860 | 45.50 | 1,437,717 | 312,283 | 170,000 | |
| | | | | | | | MEDIAN | 1,580,000 | 316,000 | 284,400 | 718,860 | 45.50 | 1,437,717 | 312,283 | 170,000 | |
| similar with R3123, R3124, R3221, R 3222, R3223 | | | | | | | | | | | | | | | | |
| SEC 35 & 36 ACREAGE | R3550 | 50-22-35-400-069 | | 401 | PTA | 20785 MEADOWBROC | 11/04/24 | 799,900 | $159,980 | $143,982 | 387,740 | 48.47 | 775,475 | 109,431 | 85,006 | |
| **USE** | | | | | | | AVERAGE | 799,900 | 159,980 | 143,982 | 387,740 | 48.47 | 775,475 | 109,431 | 85,006 | |
| Building Site -$120,000 | | | | | | | MEDIAN | 799,900 | 159,980 | 143,982 | 387,740 | 48.47 | 775,475 | 109,431 | 85,006 | |
| Residual -$ 40,000 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| no change | | | | | | | | | | | | | | | | |
| similar to R3604 | | | | | | | | | | | | | | | | |
| TURTLE CREEK | R3601 | 50-22-36-101-011 | | 401 | PTA | 22237 CASCADE | 04/24/24 | 585,000 | $117,000 | $105,300 | 281,190 | 48.07 | 562,380 | 102,524 | 79,904 | |
| TURTLE CREEK | R3601 | 50-22-36-101-013 | | 401 | PTA | 22209 CASCADE | 08/30/24 | 450,000 | $90,000 | $81,000 | 210,820 | 46.85 | 421,638 | 111,492 | 83,130 | |
| TURTLE CREEK | R3601 | 50-22-36-101-021 | | 401 | PTA | 22101 CASCADE | 07/21/23 | 465,000 | $93,000 | $83,700 | 223,650 | 48.10 | 447,306 | 97,598 | 79,904 | |
| TURTLE CREEK | R3601 | 50-22-36-102-017 | | 401 | PTA | 22280 MERIDIAN | 02/21/24 | 530,000 | $106,000 | $95,400 | 261,870 | 49.41 | 523,733 | 88,047 | 81,780 | |
| TURTLE CREEK | R3601 | 50-22-36-104-005 | | 401 | PTA | 21950 S HEATHERBRA | 05/21/25 | 550,000 | $110,000 | $99,000 | 229,130 | 41.66 | 458,267 | 173,461 | 81,728 | |
| TURTLE CREEK | R3601 | 50-22-36-152-002 | | 401 | PTA | 21736 SIEGAL | 09/26/23 | 495,000 | $99,000 | $89,100 | 233,070 | 47.08 | 466,137 | 116,359 | 87,496 | |
| **USE 1100FF** | | | | | | | AVERAGE | 512,500 | 102,500 | 92,250 | 239,955 | 46.86 | 479,910 | 114,914 | 82,324 | |
| | | | | | | | MEDIAN | 512,500 | 102,500 | 92,250 | 231,100 | 47.58 | 462,202 | 107,008 | 81,754 | |
| | | | | | | | | | 1,146 | 1,031 | | | | 1,279 | 916 | |
| CHARRINGTON GREEN | R3602 | 50-22-36-151-018 | | 401 | PTA | 41294 MARKS | 08/25/23 | 410,000 | $82,000 | $73,800 | 212,980 | 51.95 | 425,954 | 52,195 | 68,149 | |
| CHARRINGTON GREEN | R3602 | 50-22-36-152-013 | | 401 | WD | 41162 MARKS | 09/19/24 | 495,600 | $99,120 | $89,208 | 228,540 | 46.11 | 457,072 | 108,644 | 70,116 | |
| CHARRINGTON GREEN | R3602 | 50-22-36-153-002 | | 401 | PTA | 41351 TODD | 06/04/24 | 483,000 | $96,600 | $86,940 | 188,270 | 38.98 | 376,532 | 172,825 | 66,357 | |
| CHARRINGTON GREEN | R3602 | 50-22-36-153-004 | | 401 | WD | 41295 TODD | 05/24/23 | 365,000 | $73,000 | $65,700 | 181,770 | 49.80 | 363,534 | 68,734 | 67,268 | |
| CHARRINGTON GREEN | R3602 | 50-22-36-153-012 | | 401 | WD | 41071 TODD | 07/02/24 | 493,000 | $98,600 | $88,740 | 199,620 | 40.49 | 399,235 | 162,356 | 68,591 | |
| **USE 1000FF** | | | | | | | AVERAGE | 449,320 | 89,864 | 80,878 | 202,236 | 45.47 | 404,465 | 112,951 | 68,096 | |
| | | | | | | | MEDIAN | 483,000 | 96,600 | 86,940 | 199,620 | 46.11 | 399,235 | 108,644 | 68,149 | |
| | | | | | | | | | 1,162 | 1,046 | | | | 1,365 | 823 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-126-012 | | 401 | PTA | 40505 MILL ROAD CT E | 06/17/24 | 558,200 | $111,640 | $100,476 | 235,730 | 42.23 | 471,467 | 167,881 | 81,148 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-126-019 | | 401 | PTA | 22410 MILL | 09/24/24 | 410,000 | $82,000 | $73,800 | 190,110 | 46.37 | 380,224 | 102,026 | 72,250 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-126-022 | | 401 | WD | 22364 MILL | 01/03/25 | 405,000 | $81,000 | $72,900 | 201,830 | 49.83 | 403,667 | 73,558 | 72,225 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-127-018 | | 401 | PTA | 22341 MILL | 12/06/24 | 402,000 | $80,400 | $72,360 | 182,480 | 45.39 | 364,959 | 108,241 | 71,200 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-127-025 | | 401 | WD | 40528 LADENE | 03/13/25 | 460,000 | $92,000 | $82,800 | 184,950 | 40.21 | 369,896 | 161,304 | 71,200 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-127-043 | | 401 | PTA | 22081 SHADYBROOK | 12/13/24 | 470,000 | $94,000 | $84,600 | 217,940 | 46.37 | 435,886 | 105,314 | 71,200 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-127-044 | | 401 | PTA | 22059 SHADYBROOK | 11/29/23 | 485,000 | $97,000 | $87,300 | 237,630 | 49.00 | 475,254 | 80,946 | 71,200 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-128-010 | | 401 | PTA | 22136 SHADYBROOK | 08/18/23 | 392,500 | $78,500 | $70,650 | 184,720 | 47.06 | 369,439 | 98,519 | 75,458 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-128-011 | | 401 | WD | 22170 SHADYBROOK | 04/18/25 | 474,900 | $94,980 | $85,482 | 213,890 | 45.04 | 427,770 | 122,588 | 75,458 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-176-009 | | 401 | WD | 21950 GREENTREE | 04/07/23 | 380,000 | $76,000 | $68,400 | 179,640 | 47.27 | 359,275 | 91,925 | 71,200 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-177-002 | | 401 | PTA | 21620 CLOVER | 03/29/24 | 540,000 | $108,000 | $97,200 | 222,300 | 41.17 | 444,608 | 167,645 | 72,253 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-177-020 | | 401 | PTA | 21901 SUNRISE | 11/02/23 | 400,000 | $80,000 | $72,000 | 208,370 | 52.09 | 416,736 | 54,464 | 71,200 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-178-001 | | 401 | WD | 21601 CLOVER | 05/08/25 | 494,000 | $98,800 | $88,920 | 212,110 | 42.94 | 424,225 | 147,064 | 77,289 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-178-002 | | 401 | WD | 21640 SHADYBROOK | 09/06/24 | 460,000 | $92,000 | $82,800 | 218,720 | 47.55 | 437,441 | 104,878 | 82,319 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-178-011 | | 401 | PTA | 21850 SHADYBROOK | 05/15/24 | 475,000 | $95,000 | $85,500 | 216,900 | 45.66 | 433,805 | 125,404 | 84,209 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-178-011 | | 401 | PTA | 21850 SHADYBROOK | 02/13/24 | 401,100 | $80,220 | $72,198 | 216,900 | 54.08 | 433,805 | 51,504 | 84,209 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-202-003 | | 401 | WD | 22214 SUNRISE | 03/20/24 | 350,000 | $70,000 | $63,000 | 188,050 | 53.73 | 376,101 | 66,396 | 92,497 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-251-013 | | 401 | PTA | 21867 SUNFLOWER | 05/02/24 | 410,000 | $82,000 | $73,800 | 201,690 | 49.19 | 403,385 | 96,593 | 89,978 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-252-010 | | 401 | PTA | 21690 SUNFLOWER | 05/15/23 | 400,000 | $80,000 | $72,000 | 177,250 | 44.31 | 354,494 | 116,706 | 71,200 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-252-017 | | 401 | WD | 40317 LADENE | 08/09/23 | 465,000 | $93,000 | $83,700 | 217,950 | 46.87 | 435,907 | 100,293 | 71,200 | |
| WHISPRG MEADOWS/ SUNRISE | R3603 | 50-22-36-254-002 | | 401 | PTA | 40112 LADENE | 04/02/24 | 510,000 | $102,000 | $91,800 | 238,490 | 46.76 | 476,983 | 107,124 | 74,107 | |
| **USE 1000FF** | | | | | | | AVERAGE | 444,890 | 88,978 | 80,080 | 207,031 | 46.82 | 414,063 | 107,161 | 76,333 | |
| | | | | | | | MEDIAN | 460,000 | 92,000 | 82,800 | 212,110 | 46.76 | 424,225 | 104,878 | 72,253 | |
| | | | | | | | | | 1,133 | 1,020 | | | | 1,249 | 890 | |
| | | | | | | | | | | | | | | | | |
| CARRIAGE HILL | R3604 | 50-22-36-305-001 | | 401 | WD | 41379 CARRIAGE HILL | 06/14/23 | 603,000 | $120,600 | $108,540 | 276,330 | 45.83 | 552,658 | 144,891 | 94,549 | |
| CARRIAGE HILL | R3604 | 50-22-36-302-003 | | 401 | PTA | 40958 COVENTRY | 06/29/23 | 634,000 | $126,800 | $114,120 | 348,390 | 54.95 | 696,776 | 34,420 | 97,196 | |
| CARRIAGE HILL | R3604 | 50-22-36-306-003 | | 401 | PTA | 21511 INGRAM | 08/17/23 | 525,000 | $105,000 | $94,500 | 241,080 | 45.92 | 482,156 | 130,557 | 87,713 | |
| CARRIAGE HILL | R3604 | 50-22-36-303-007 | | 401 | PTA | 41273 BEACON | 05/17/24 | 710,000 | $142,000 | $127,800 | 320,320 | 45.12 | 640,631 | 166,817 | 97,448 | |
| CARRIAGE HILL | R3604 | 50-22-36-301-016 | | 401 | WD | 41344 BEACON | 02/25/25 | 649,900 | $129,980 | $116,982 | 298,500 | 45.93 | 596,994 | 144,484 | 91,578 | |
| **USE 1000FF** | | | | | | | AVERAGE | 624,380 | 124,876 | 112,388 | 296,924 | 47.55 | 593,843 | 124,234 | 93,697 | |
| | | | | | | | MEDIAN | 634,000 | 126,800 | 114,120 | 298,500 | 45.92 | 596,994 | 144,484 | 94,549 | |
| | | | | | | | | | 1,073 | 966 | | | | 1,050 | 792 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MEADOWBROOK MANOR | R3605 | 50-22-36-351-004 | | 401 | WD | 41326 LLEWELYN | 02/26/25 | 670,000 | $134,000 | $120,600 | 319,320 | 47.66 | 638,647 | 117,254 | 85,901 | |
| MEADOWBROOK MANOR | R3605 | 50-22-36-352-003 | | 401 | PTA | 41345 LLEWELYN | 06/29/23 | 340,000 | $68,000 | $61,200 | 173,840 | 51.13 | 347,679 | 75,064 | 82,743 | |
| MEADOWBROOK MANOR | R3605 | 50-22-36-376-017 | | 401 | PTA | 41276 LLEWELYN | 06/21/24 | 635,000 | $127,000 | $114,300 | 286,390 | 45.10 | 572,773 | 152,286 | 90,059 | |
| **USE 550FF** | | | | | | | AVERAGE | 548,333 | 109,667 | 98,700 | 259,850 | 47.96 | 519,700 | 114,868 | 86,234 | |
| | | | | | | | MEDIAN | 635,000 | 127,000 | 114,300 | 286,390 | 47.66 | 572,773 | 117,254 | 85,901 | |
| | | | | | | | | | 651 | 585 | | | | 586 | 440 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| MEADOWBROOK VIEW | R3606 | 50-22-36-328-002 | | 401 | PTA | 21101 CAMBRIDGE | 02/13/24 | 5,000,000 | $1,000,000 | $900,000 | 1,966,120 | 39.32 | 3,932,240 | 2,720,286 | 1,652,526 | |
| | | | | | | | | | | | | | | | | |
| **USE $225,000** | | | | | | | AVERAGE | 5,000,000 | 1,000,000 | 900,000 | 1,966,120 | 39.32 | 3,932,240 | 2,720,286 | 1,652,526 | |
| | | | | | | | MEDIAN | 5,000,000 | 1,000,000 | 900,000 | 1,966,120 | 39.32 | 3,932,240 | 2,720,286 | 1,652,526 | |
| similar with R3123, R3124, R3221, R 3222, R3223 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-089 | | 407 | PTA | 22357 PEACHTREE | 04/06/23 | 240,000 | $48,000 | $43,200 | 113,750 | 47.40 | 227,508 | 54,492 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-180 | | 407 | PTA | 22158 EDGEWATER | 04/24/23 | 345,000 | $69,000 | $62,100 | 130,390 | 37.79 | 260,775 | 126,225 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-201 | | 407 | PTA | 39884 CROSSWINDS | 04/24/23 | 230,000 | $46,000 | $41,400 | 123,580 | 53.73 | 247,159 | 24,841 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-068 | | 407 | PTA | 40047 CROSSWINDS | 05/09/23 | 250,000 | $50,000 | $45,000 | 124,060 | 49.62 | 248,124 | 43,876 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-061 | | 407 | PTA | 22300 PONDVIEW | 05/23/23 | 271,000 | $54,200 | $48,780 | 113,750 | 41.97 | 227,508 | 85,492 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-140 | | 407 | WD | 22068 EDGEWATER | 05/26/23 | 370,000 | $74,000 | $66,600 | 130,390 | 35.24 | 260,775 | 151,225 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-024 | | 407 | WD | 22274 PONDVIEW | 06/16/23 | 265,000 | $53,000 | $47,700 | 121,410 | 45.82 | 242,823 | 64,177 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-016 | | 407 | PTA | 22214 PONDVIEW | 08/25/23 | 245,000 | $49,000 | $44,100 | 115,460 | 47.13 | 230,923 | 56,077 | 42,000 | |

## RESIDENTIAL RESIDUAL LAND VALUES AND ALLOCATION STUDY FOR 2026

| Land Table | ECF Area | Parcel Number | Other Parcels in Sale | Class | Instr. | Street Address | Sale Date | Adj. Sale $ | 20% SP | 18% SP | 2025 sev | Asd/Adj. Sale | Cur. Appraisal (TCV) | Land Residual | Est. Land Value | unique - lake front, lake access |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-091 | | 407 | WD | 22353 PEACHTREE | 12/08/23 | 219,450 | $43,890 | $39,501 | 100,730 | 45.90 | 201,454 | 59,996 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-171 | | 407 | PTA | 22122 EDGEWATER | 03/29/24 | 210,000 | $42,000 | $37,800 | 99,790 | 47.52 | 199,582 | 52,418 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-049 | | 407 | PTA | 40054 CROSSWINDS | 04/17/24 | 260,000 | $52,000 | $46,800 | 113,750 | 43.75 | 227,508 | 74,492 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-137 | | 407 | PTA | 22062 EDGEWATER | 05/10/24 | 270,000 | $54,000 | $48,600 | 132,410 | 49.04 | 264,827 | 47,173 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-020 | | 407 | PTA | 22260 PONDVIEW | 06/14/24 | 245,000 | $49,000 | $44,100 | 113,750 | 46.43 | 227,508 | 59,492 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-169 | | 407 | PTA | 22118 EDGEWATER | 06/14/24 | 265,000 | $53,000 | $47,700 | 124,420 | 46.95 | 248,833 | 58,167 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-097 | | 407 | PTA | 22381 PEACHTREE | 07/22/24 | 272,000 | $54,400 | $48,960 | 113,750 | 41.82 | 227,508 | 86,492 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-006 | | 407 | PTA | 22180 PONDVIEW | 09/27/24 | 212,500 | $42,500 | $38,250 | 96,870 | 45.59 | 193,730 | 60,770 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-130 | | 407 | PTA | 22040 EDGEWATER | 10/21/24 | 220,000 | $44,000 | $39,600 | 99,900 | 45.41 | 199,805 | 62,195 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-098 | | 407 | PTA | 22379 PEACHTREE | 12/06/24 | 225,000 | $45,000 | $40,500 | 96,870 | 43.05 | 193,730 | 73,270 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-074 | | 407 | PTA | 40013 CROSSWINDS | 12/21/24 | 225,000 | $45,000 | $40,500 | 106,300 | 47.24 | 212,590 | 54,410 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-026 | | 407 | PTA | 22213 PONDVIEW | 12/27/24 | 249,150 | $49,830 | $44,847 | 102,500 | 41.14 | 205,002 | 86,148 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-017 | | 407 | WD | 22266 PONDVIEW | 02/28/25 | 260,000 | $52,000 | $46,800 | 131,830 | 50.70 | 263,657 | 38,343 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-206 | | 407 | WD | 39872 CROSSWINDS | 03/12/25 | 250,000 | $50,000 | $45,000 | 105,190 | 42.08 | 210,381 | 81,619 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-204 | | 407 | WD | 39878 CROSSWINDS | 03/13/25 | 320,000 | $64,000 | $57,600 | 128,630 | 40.20 | 257,252 | 104,748 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-012 | | 407 | WD | 22200 PONDVIEW | 04/02/25 | 267,000 | $53,400 | $48,060 | 131,040 | 49.08 | 262,089 | 46,911 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-205 | | 407 | WD | 39870 CROSSWINDS | 04/09/25 | 275,000 | $55,000 | $49,500 | 122,340 | 44.49 | 244,686 | 72,314 | 42,000 | |
| CROSSWINDS WEST OCCP 371 | R3620 | 50-22-36-226-018 | | 407 | WD | 22264 PONDVIEW | 04/17/25 | 245,000 | $49,000 | $44,100 | 95,600 | 39.02 | 191,197 | 95,803 | 42,000 | |
| **USE $50,000** | | | | | | | AVERAGE | 257,927 | 51,585 | 46,427 | 114,941 | 44.93 | 229,882 | 70,045 | 42,000 | |
| | | | | | | | MEDIAN | 250,000 | 50,000 | 45,000 | 113,750 | 45.70 | 227,508 | 61,483 | 42,000 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Turnberry Estates OCCP1006 | R3621 | 50-22-36-451-002 | | 407 | WD | 20790 TURNBERRY | 04/15/25 | 1,760,000 | $352,000 | $316,800 | 715,370 | 40.65 | 1,430,738 | 599,262 | 270,000 | |
| Turnberry Estates OCCP1006 | R3621 | 50-22-36-451-005 | | 407 | PTA | 20880 TURNBERRY | 07/17/24 | 1,565,000 | $313,000 | $281,700 | 658,360 | 42.07 | 1,316,715 | 518,285 | 270,000 | |
| **USE 1800FF** | | | | | | | AVERAGE | 1,662,500 | 332,500 | 299,250 | 686,865 | 41.36 | 1,373,727 | 558,774 | 270,000 | |
| | | | | | | | MEDIAN | 1,662,500 | 332,500 | 299,250 | 686,865 | 41.36 | 1,373,727 | 558,774 | 270,000 | |
| similar with R3123, R3124, R3221, R 3222, R3223 | | | | | | | | | 2,067 | 1,860 | | | | 3,474 | 1,679 | |
| USE maximum $300,000 | | | | | | | | | | | | | | | | |
| Turnberry Acreage | | | | | | | | | | | | | | | | |
| Building Site -$250,000 | | | | | | | | | | | | | | | | |
| Residual -$ 82,000 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| ESTATES OF MEADOWBROOK | R3651 | | | | | | | | | | | | | | | |
| **USE with +/- adj** | | | | | | | | | | | | | | | | |
| Building Site -$250,000 | | | | | | | | | | | | | | | | |
| Residual -$ 82,000 | | | | | | | | | | | | | | | | |
| Low & Wet -$ 3,600 | | | | | | | | | | | | | | | | |
| similar with R3123, R3124, R3221, R 3222, R3223 | | | | | | | | | | | | | | | | |