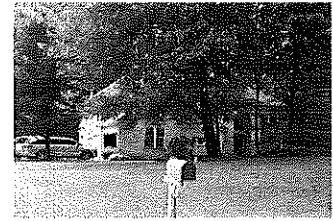


11

Neighborhoods Used: 00012.INVERNESS WOODS

13525 REDMONDS HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-110-034	02/15/2023 00012	407	565,000	71,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	493,500	478,563	1.031



13615 E QUAIL HOLLOW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-110-010	09/15/2022 00012	407	475,000	71,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	403,500	412,784	0.978



13660 E QUAIL HOLLOW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-110-003	07/29/2022 00012	407	540,000	71,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	468,500	506,752	0.925



13754 RIKER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-20-200-041	04/22/2022 00012	401	520,000	77,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	442,900	408,538	1.084



13754 REDMONDS HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-110-022	09/02/2021 00012	407	425,000	71,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	353,450	425,677	0.830



6396 WOODVINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-110-040	07/09/2021 00012	407	461,000	71,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	389,400	423,840	0.919



6626 WOODVINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-110-013	05/28/2021 00012	407	549,900	73,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	82	476,900	535,225	0.891



Neighborhoods Used: 00012.INVERNESS WOODS

<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>

Table with columns for Style and various cost values (91.100, 81.90, 71.80, 61.70, 51.60, 0.50) for different house types like 1 STORY, 2 STORY, etc.

Total Single Family Costs by Manual : 3,191,378
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>

Table with columns for Style and various residual values (91.100, 81.90, 71.80, 61.70, 51.60, 0.50) for different house types like 1 STORY, 2 STORY, etc.

Total Single Family Sale Residual Values : 3,028,150
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>

Table with columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 7, 0, 5.65, 7.37, 1.003.

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

Table with columns for Style and Economic Condition Factor estimates (91.100, 81.90, 71.80, 61.70, 51.60, 0.50) for different house types like 1 STORY, 2 STORY, etc.

Single Family E.C.F. : 0.949 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:15 PM

Parcel:	D -04-19-110-003	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BROWN ERIC & SARAH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13660 E QUAIL HOLLOW CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5493/0185	Created:	11/06/2002
Split:	11/06/2002	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underaround Utils.		
Topography:	Rolling, Landscaped		
Mailing Address:	Description:		
BROWN ERIC & SARAH	M.D. L4153 P988 UNIT 3 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		
13660 E QUAIL HOLLOW CT			
CHELSEA MI 48118			

Most Recent Sale Information

Sold on 07/29/2022 for 540,000 by WALLS MATTHEW & KAREN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5493/0185

Most Recent Permit Information

Permit P18-36635 on 11/29/2018 for \$0 category Mechanical.

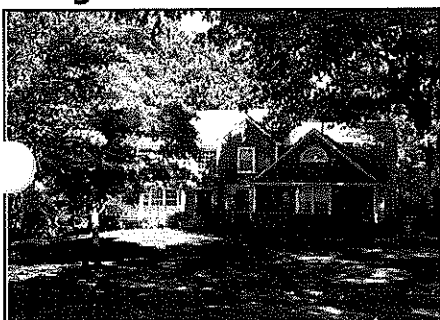
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	239,900	2023 Taxable:	239,900	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: B-10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,598
Ground Area: 1,432
Garage Area: 600
Basement Area: 1,432
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:16 PM

Parcel:	D -04-19-110-010	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HEATH THOMAS D & SUSAN M (LE)	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13615 E QUAIL HOLLOW CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5503/0937	Created:	11/06/2002
Split:	11/06/2002	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		
Topography:	Rolling, Landscaped, GENERATOR		
Mailing Address:	Description:		
HEATH THOMAS D & SUSAN M (LE) 13615 E QUAIL HOLLOW CT CHELSEA MI 48118	M.D. L4153 P988 UNIT 10 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 11/11/2022 for 0 by HEATH THOMAS & SUSAN M.

Terms of Sale: 18-LIFE ESTATE **Liber/Page:** 5503/0937

Most Recent Permit Information

Permit PB22-0689 on 11/22/2022 for \$7,900 category Res. Add/Alter/Repair.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	199,300	2023 Taxable:	199,300	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,084
Ground Area: 2,060
Garage Area: 726
Basement Area: 2,060
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:16 PM

Parcel:	D -04-19-110-013	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SMITH JERRY W & DEBORAH M REV TR	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6626 WOODVINE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5478/0544	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Mailing Address:		Description:	
SMITH JERRY W & DEBORAH M REV TRUST SMITH JOHN G 822 ASA GRAY DRIVE ANN ARBOR MI 48105		M.D. L4153 P988 UNIT 13 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	

Most Recent Sale Information

Sold on 04/05/2022 for 0 by SMITH JERRY W & DEBORAH M REV TRUST.

Terms of Sale: 09-FAMILY

Liber/Page: 5478/0544

Most Recent Permit Information

Permit PE22-0257 on 07/19/2022 for \$0 category Electrical.

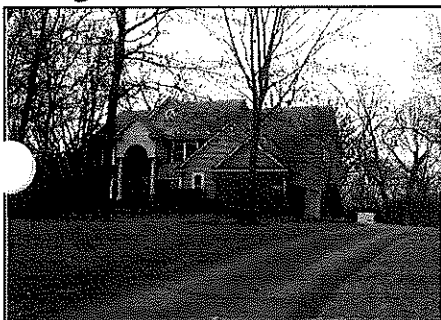
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	252,200	2023 Taxable:	252,200	Acreage:	1.30
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 3,144
Ground Area: 1,644
Garage Area: 660
Basement Area: 1,644
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:16 PM

Parcel:	D -04-19-110-022	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SPIEWAK ARIANA NICOLE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13366 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5446/0350	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped, GENERATOR	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00012 INVERNESS WOODS
Description:	M.D. L4153 P988 UNIT 22 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 09/02/2021 for 425,000 by LAMORTE VIVIAN I. TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5446/0350

Most Recent Permit Information

Permit 08-20143 on 07/22/2008 for \$0 category MECHANICAL.

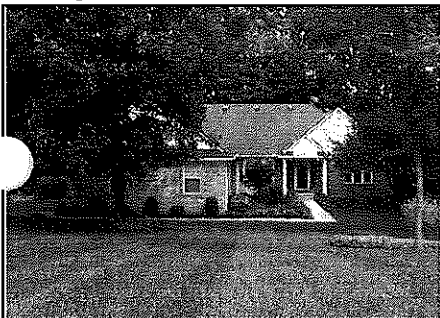
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	204,900	2023 Taxable:	204,900	Acreage:	1.01
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,088
Ground Area: 2,056
Garage Area: 720
Basement Area: 2,056
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:16 PM

Parcel:	D -04-19-110-034	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MILLER RACHEL & JOSEPH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13525 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5511/0630	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00012 INVERNESS WOODS
Description:	M.D. L4153 P988 UNIT 34 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 02/15/2023 for 565,000 by NICHOLS GARY & JENNIFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5511/0630

Most Recent Permit Information

Permit PP23-0003 on 01/06/2023 for \$0 category Plumbing.

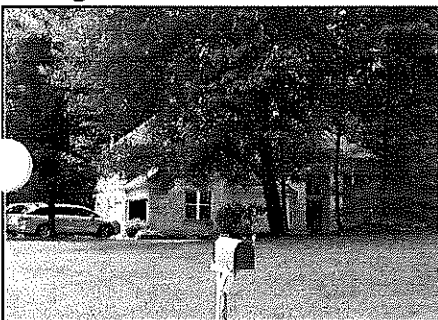
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	227,800	2023 Taxable:	227,800	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,908
Ground Area: 1,468
Garage Area: 660
Basement Area: 1,468
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:16 PM

Parcel:	D -04-19-110-040	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MUNOZ ARMANDO & SARAH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6396 WOODVINE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5435/0222	Created:	11/06/2002
Split:	11/06/2002	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		
Topography:	Rolling, Landscaped		
Mailing Address:	Description:		
MUNOZ ARMANDO & SARAH 6396 WOODVINE DR CHELSEA MI 48118	M.D. L4153 P988 UNIT 40 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 07/09/2021 for 461,000 by GORENFLO JOHN B & JUDITH M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5435/0222

Most Recent Permit Information

Permit P21-40391 on 01/05/2021 for \$0 category Mechanical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	204,200	2023 Taxable:	204,200	Acreage:	1.02
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
Area RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,378
Ground Area: 1,384
Garage Area: 660
Basement Area: 1,384
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:17 PM

Parcel:	D -04-20-200-041	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KARAVITE DEAN & AUGUSTA BARBARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13754 RIKER RD CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5480/0334	Prev. Taxable Stat:	TAXABLE
Split:	08/31/2004	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS

Mailing Address:

KARAVITE DEAN & AUGUSTA BARBARA
13754 RIKER RD
CHELSEA MI 48118

Description:

BNDRY ADJ 10/14/04 DE 20-5F-3C-1C-1 PCL "C" COM AT NW COR SEC 20, TH N 88-51-32 E 1291.57 FT, TH S 00-32-19 E 1189.54 FT, TH S 88-31-33 W 300.00 FT TO POB, TH S 00-15-47 E 260.47 FT, TH N 78-23-07 W 293.22 FT, TH TH N 12-14-33 E 466.15 FT, TH S 73-03-24 E 68.11 FT, TH S 43-41-15 E 175.94 FT, TH S 00-15-47 E 107.04 FT TO POB. PT OF NW 1/4 SEC 20, T1S-R4E. 2.42 AC. SPLIT ON 06/17/2004 FROM D -04-20-200-038;

Most Recent Sale Information

Sold on 04/22/2022 for 520,000 by NESTALE GERALD J & CATHERINE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5480/0334

Most Recent Permit Information

Permit P17-33697 on 07/27/2017 for \$0 category Mechanical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	203,800	2023 Taxable:	203,800	Acreage:	2.42
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,068
Ground Area: 2,056
Garage Area: 660
Basement Area: 2,056
Basement Walls:
Estimated TCV: Tentative

Image



Inverness Woods ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-110-003	13660 E QUAIL HOLLOW CT	07/29/22	\$540,000	WD	03-ARMI'S LENGTH	\$540,000	\$228,800	42.37
D-04-19-110-010	13615 E QUAIL HOLLOW CT	09/15/22	\$475,000	WD	03-ARMI'S LENGTH	\$475,000	\$196,900	41.45
D-04-19-110-013	6626 WOODVINE DR	05/28/21	\$549,900	WD	03-ARMI'S LENGTH	\$549,900	\$248,400	45.17
D-04-19-110-022	13366 REDMONDS HILL CT	09/02/21	\$425,000	WD	03-ARMI'S LENGTH	\$425,000	\$202,200	47.58
D-04-19-110-034	13525 REDMONDS HILL CT	02/15/23	\$565,000	WD	03-ARMI'S LENGTH	\$565,000	\$225,000	39.82
D-04-19-110-040	6396 WOODVINE DR	07/09/21	\$461,000	WD	03-ARMI'S LENGTH	\$461,000	\$200,000	43.38
D-04-20-200-041	13754 RIKER RD	04/22/22	\$520,000	WD	03-ARMI'S LENGTH	\$520,000	\$201,500	38.75
Totals:						\$3,535,900	\$1,502,800	42.50
							Sale. Ratio =>	42.50
							Std. Dev. =>	3.05

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Dev. by Mean (%)
\$535,178	\$71,500	\$468,500	\$506,752	0.925	2,598	\$180.33	00012	2.6548
\$449,197	\$71,500	\$403,500	\$412,784	0.978	2,084	\$193.62	00012	2.6447
\$562,731	\$73,000	\$476,900	\$535,225	0.891	3,144	\$151.69	00012	6.0036
\$461,044	\$71,550	\$353,450	\$425,677	0.830	2,088	\$169.28	00012	12.0738
\$509,385	\$71,500	\$493,500	\$478,563	1.031	2,908	\$169.70	00012	8.0149
\$459,414	\$71,600	\$389,400	\$423,840	0.919	2,378	\$163.75	00012	3.2321
\$450,912	\$77,100	\$442,900	\$408,538	1.084	2,068	\$214.17	00012	13.3047
\$3,427,861		\$3,028,150	\$3,191,378			\$177.51		0.2210
				E.C.F. =>	0.949	Std. Deviation=>		0.08636774
				Ave. E.C.F. =>	0.951	Ave. Variance=>		6.8469 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$70,000	INVERNESS WOODS	407	84
1 STORY	\$70,000	INVERNESS WOODS	407	83
2 STORY	\$71,500	INVERNESS WOODS	407	82
1 STORY	\$70,050	INVERNESS WOODS	407	85
2 STORY	\$70,000	INVERNESS WOODS	407	83
2 STORY	\$70,100	INVERNESS WOODS	407	83
1 STORY	\$77,100	INVERNESS WOODS	401	83

7.199253384

Inverness Woods Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-110-003	13660 E QUAIL HOLLOW CT	07/29/22	\$540,000	WD	03-ARMY'S LENGTH	\$540,000	\$228,800	42.37
D-04-19-110-010	13615 E QUAIL HOLLOW CT	09/15/22	\$475,000	WD	03-ARMY'S LENGTH	\$475,000	\$196,900	41.45
D-04-19-110-013	6626 WOODVINE DR	05/28/21	\$549,900	WD	03-ARMY'S LENGTH	\$549,900	\$248,400	45.17
D-04-19-110-022	13366 REDMONDS HILL CT	09/02/21	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$202,200	47.58
D-04-19-110-034	13525 REDMONDS HILL CT	02/15/23	\$565,000	WD	03-ARMY'S LENGTH	\$565,000	\$225,000	39.82
D-04-19-110-040	6396 WOODVINE DR	07/09/21	\$461,000	WD	03-ARMY'S LENGTH	\$461,000	\$200,000	43.38
D-04-20-200-041	13754 RIKER RD	04/22/22	\$520,000	WD	03-ARMY'S LENGTH	\$520,000	\$201,500	38.75
Totals:			\$3,535,900			\$3,535,900		\$1,502,800

Sale. Ratio => **42.50**
 Std. Dev. => **3.05**

Acreage Table 'A'

Description: INNERNESS WOODS

Estimated Point Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	70,000	3 Acre:	80,000	10 Acre:	0	30 Acre:	0
1.5 Acre:	72,500	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	75,000	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	77,500	7 Acre:	0	25 Acre:	0	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$505,178	\$74,822	\$40,000	1.00	1.00	\$74,822	\$1.72	00012 5493/0185	
\$419,197	\$95,803	\$40,000	1.00	1.00	\$95,803	\$2.20	00012 5497/0863	
\$534,231	\$58,669	\$43,000	1.30	1.30	\$45,130	\$1.04	00012 5427/0693	
\$431,094	\$34,006	\$40,100	1.01	1.01	\$33,669	\$0.77	00012 5446/0350	
\$479,385	\$125,615	\$40,000	1.00	1.00	\$125,615	\$2.88	00012 5511/0630	
\$429,514	\$71,686	\$40,200	1.02	1.02	\$70,280	\$1.61	00012 5435/0222	
\$428,012	\$146,188	\$54,200	2.42	2.42	\$60,408	\$1.39	00012 5480/0334	
\$3,226,611	\$606,789	\$297,500	8.75	8.75	Average	Average		
			per Net Acre=>		per SqFt=>			
			69,347.31				\$1.59	

Land Table	Use Code	Class
INVERNESS WOODS		407
INVERNESS WOODS		407
INVERNESS WOODS		407
INVERNESS WOODS		407
INVERNESS WOODS		407
INVERNESS WOODS		407
INVERNESS WOODS		407
INVERNESS WOODS		401
