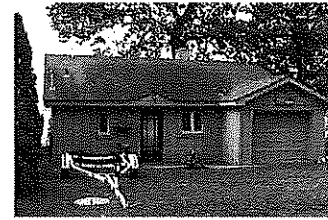


25

Neighborhoods Used: 00025 - SILVERLAKE, 00030 - WESTLAKE, 00035 - HALFMOON/BLIND

9455 ANNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-03-225-008	11/17/2022 00025	401	240,000	131,317
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	67	108,683	114,053
				E.C.F.
				0.953



14038 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-460-005	10/25/2022 00035	401	320,000	179,267
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	140,733	144,093
				E.C.F.
				0.977



14128 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-385-005	09/16/2022 00035	401	575,000	217,535
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	67	357,465	168,318
				E.C.F.
				2.124



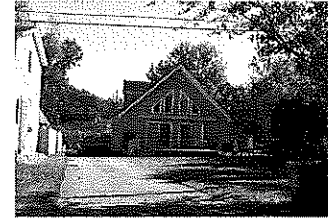
14185 ISLAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-30-200-024	08/26/2022 00030	401	555,000	150,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	72	371,384	209,360
				E.C.F.
				1.774
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	33616	18950	1.774	



87 DEXTER TOWNHALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-03-387-018	06/30/2022 00025	401	420,000	218,546
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	81	201,454	149,158
				E.C.F.
				1.351



9183 ANNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-03-208-008	10/05/2021 00025	401	340,000	122,181
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	57	217,819	106,584
				E.C.F.
				2.044



14136 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-385-006	10/01/2021 00035	401	606,700	362,406
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	99	244,294	261,773
				E.C.F.
				0.933



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 11:51 AM

Parcel:	D -04-03-225-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JONES WESLEY & LORI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9455 ANNE DR PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5504/0048	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

JONES WESLEY & LORI
WINKEL THOMAS M
57622 HIDDEN TIMBERS DR
SOUTH LYON MI 48178

Description:

REWRITE PER WD L5273 P666 DE 3-5R COM AT MOST W'LY COR OF LOT 24, CLARKS SILVER LAKE SUB, TH N 49-27-10 W 28 FT, TH N 58-27-10 W 120 FT, TH N 63-12-10 W 120 FT, TH N 71-12-10 W 120 FT, TH N 79-12-10 W 230 FT TO A POB, TH CONT N 79-12-10 W 40 FT, TH N 10-47-50 E 70 FT, TH S 79-12-10 E 40 FT, TH S 10-47-50 W 70 FT TO POB. ALSO LAND BET SW'LY LN AND SHORE OF BIG SILVER LAKE BEING BET SIDELINES EXTENDED. PT OF NW FRL 1/4 SEC 3, T1S-R4E, 0.06 AC.

Most Recent Sale Information

Sold on 11/17/2022 for 240,000 by WINKEL GARY W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5504/0048

Most Recent Permit Information

None Found

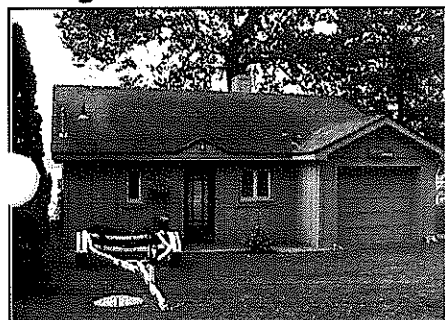
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	133,800	2023 Taxable:	133,800	Acreeage:	0.06
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
TE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C-5
Style: 1.25 STORY
Exterior: Wood Siding
% Good (Physical): 67
Heating System: No Heating/Cooling
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,185
Ground Area: 948
Garage Area: 110
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 11:51 AM

Parcel: D -04-06-460-005
Owner's Name: WESTMORLAND PHIL & RENEE
Property Address: 14038 EDGEWATER DR
GREGORY, MI 48137
Liber/Page: 5501/0944
Split: / /
Public Impr./Topography: Dirt Road, Sewer, Electric, Gas
Level, Waterfront

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00035 HALFMOON/BLIND

Mailing Address:

WESTMORLAND PHIL & RENEE
2995 SUNSET MEADOW DR
HOWELL MI 48843

Description:

*OLD SID - D 04-110-163-00 DE 41-209 LOT 9, BLOCK 20 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 10/25/2022 for 320,000 by CB LANSING 300 LLP.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5501/0944

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	143,900	2023 Taxable:	143,900	Acres:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	50.0
FE:	0.000	Land Impr. Value:	Tentative	Average Depth:	101.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,078
Ground Area: 1,078
Garage Area: 374
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 11:51 AM

Parcel: D -04-06-385-005
Owner's Name: DRISKELL GRETCHEN
Property Address: 14128 EDGEWATER DR
GREGORY, MI 48137
Liber/Page: 5498/0232
Split: / /
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level, Waterfront

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00035 HALFMOON/BLIND

Mailing Address:

DRISKELL GRETCHEN
14128 EDGEWATER DR
GREGORY MI 48137

Description:

*OLD SID - D 04-110-178-00 DE 41-242 LOT 16, BLOCK 22, ALSO THE W15 FT OF LOT 17, BLOCK 22 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 09/16/2022 for 575,000 by WHEELER GERALD F & JUDITH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0232

Most Recent Permit Information

Permit PE23-0022 on 01/24/2023 for \$0 category Electrical.

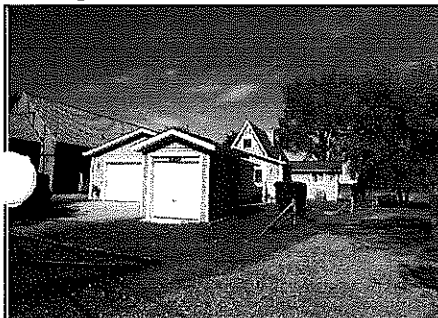
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	226,100	2023 Taxable:	226,100	Acreeage:	0.21
Zoning:	LR	Land Value:	Tentative	Frontage:	75.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	153.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,560
Ground Area: 1,368
Garage Area: 572
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 11:51 AM

Parcel:	D -04-30-200-024	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DZOMBAK THU PHAM & CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14185 ISLAND LAKE RD CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5495/0446	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Wooded, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00030 WESTLAKE
Description:	*OLD SID - D 04-030-017-60 DE 30-6I COM AT NW COR OF SEC 30, TH S 0-57 E 743.07 FT, TH S 69-18-30 E 473.48 FT, TH S 86-51-10 E 637.16 FT, TH S 88-22-20 E 33.44 FT TO POB, TH S 88-22-20 E 270.81 FT, TH S 0-46-50 W 2237.94 FT, TH S 89-10-20 W 270.89 FT, TH N 0-46-50 E 2249.54 FT TO POB PART W 1/2 SEC 30 T1S R4E 13.90 AC		

Most Recent Sale Information

Sold on 08/26/2022 for 555,000 by BUS NEVA A TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5495/0446

Most Recent Permit Information

Permit P13-26552 on 07/12/2013 for \$20,000 category Pole Barn.

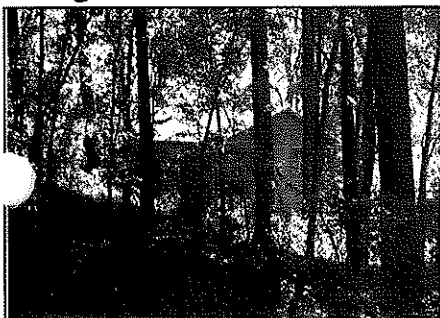
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	214,700	2023 Taxable:	214,700	Acres:	13.90
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	# of Agricultural Buildings: 1
Year Built: 1979	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C+10	
Style: BI-LEVEL	
Exterior: Wood Siding	
% Good (Physical): 72	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 3 Half Baths: 0	
Floor Area: 1,562	
Ground Area: 840	
Garage Area: 1,096	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 11:51 AM

Parcel:	D -04-03-387-018	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OLSON GARRETT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8790 DEXTER TOWNHALL RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5498/0197	Prev. Taxable Stat	TAXABLE
Split:	11/04/2000	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

OLSON GARRETT
LAURENTIUS ALEXANDREA
8790 DEXTER TOWNHALL RD
PINCKNEY MI 48169

Description:

REWRITE PER SURVEY 10/28/1998 QCD L2686 P617 09/11/1992 OWNER REQUEST QCD L2550 P168 ****FROM 0403387006 07/27/98****FROM 0403300031 07/27/98DE 3-33A COM AT NW COR CLARK'S GROVE SUBDIVISION, TH S 63-14-00 E 198.00 FT, TH N 21-37-00 E 126.44 FT, TH N 21-45-48 E 5.47 FT, TH N 03-03-59 E 18.24 FT TO A POB, TH N 02-47-05 E 93.14 FT, TH N 85-34-16 W 762.18 FT, TH S 81-46-21 E 565.03 FT, TH S 72-45-18 E 127.76 FT, TH S 65-54-30 E 81.23 FT TO THE POB, EXC THAT PT LYING IN ROAD R/W. PT OF SW 1/4 SEC 3, T1S-R4E.

Most Recent Sale Information

Sold on 06/30/2022 for 420,000 by WIRICK VICTOR JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0197

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	173,900	2023 Taxable:	173,900	Acres:	0.45
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	260.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: C+5
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,105
Ground Area: 884
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 11:52 AM

Parcel:	D -04-03-208-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARLOW LINDSEY M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9183 ANNE DR PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5450/0740	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

BARLOW LINDSEY M
BREWSTER ROBERT W
336 SEDGEWOOD LN
ANN ARBOR MI 48103

Description:

REWRITE PER WD L3036 P313 DE 39-1 LOT 1 CLARK'S SILVER LAKE SUBDIVISION, ALSO LAND BET LOT LINES EXTENDED TO WATER'S EDGE ON W'LY SIDE.

Most Recent Sale Information

Sold on 10/05/2021 for 340,000 by HEINZ KARL & GLENDA SUZANNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5450/0740

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	124,900	2023 Taxable:	124,900	Acres:	0.06
Zoning:	LR	Land Value:	Tentative	Frontage:	35.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: D+10
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 57
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,125
Ground Area: 960
Garage Area: 0
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 11:52 AM

Parcel:	D -04-06-385-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARRY J DANIEL & WILSON KAY L (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14136 EDGEWATER DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5460/0693	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00035 HALFMOON/BLIND
Mailing Address:		Description:	
BARRY J DANIEL & WILSON KAY L (LE) 614 RIVERVIEW DR ANN ARBOR MI 48104		OLD SID 04-110-176-00 DE 41-240 LOTS 11 THRU 15 EXC THAT PT OF LOT 11 LYING S OF N BANK OF CANAL.BLK 22 HALF MOON LAKE HILLS SUBDIVISION	

Most Recent Sale Information

Sold on 11/12/2021 for 0 by WILSON KAY L & BARRY DANIEL J.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5460/0693

Most Recent Permit Information

Permit PE22-0403 on 10/07/2022 for \$0 category Electrical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	362,800	2023 Taxable:	350,335	Acreeage:	0.47
Zoning:	LR	Land Value:	Tentative	Frontage:	231.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	114.0

Improvement Data

of Residential Buildings: 2
Year Built: 1963
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Stone/Siding
% Good (Physical): 99
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 5 Half Baths: 0
Floor Area: 3,776
Ground Area: 3,776
Garage Area: 1,152
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



West Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-03-208-008	9183 ANNE DR	10/05/21	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$122,100
D-04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	03-ARMY'S LENGTH	\$240,000	\$136,400
D-04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	03-ARMY'S LENGTH	\$420,000	\$184,400
D-04-06-385-005	14128 EDGEWATER DR	09/16/22	\$575,000	WD	03-ARMY'S LENGTH	\$575,000	\$210,600
D-04-06-385-006	14136 EDGEWATER DR	10/01/21	\$606,700	WD	03-ARMY'S LENGTH	\$606,700	\$279,900
D-04-06-460-005	14038 EDGEWATER DR	10/25/22	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$134,300
D-04-30-200-024	14185 ISLAND LAKE RD	08/26/22	\$555,000	WD	03-ARMY'S LENGTH	\$555,000	\$203,200
Totals:			\$3,056,700			\$3,056,700	\$1,270,900

Sale. Ratio =>
Std. Dev. =>

Due to lack of improved sales in Westlake ECF Neighborhood, use of similar style houses on both Silver Lake and Halfmoon/Blind Lakes utilized to develop the 2024 ECF for Westlake.

Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area
35.91	\$278,540	\$122,181	\$217,819	\$106,584	2.044	1,125	\$193.62	00025
56.83	\$298,633	\$131,317	\$108,683	\$114,053	0.953	1,185	\$91.72	00025
43.90	\$437,361	\$218,546	\$201,454	\$149,158	1.351	1,105	\$182.31	00025
36.63	\$464,962	\$217,535	\$357,465	\$168,318	2.124	1,560	\$229.14	00035
46.13	\$747,212	\$362,406	\$244,294	\$261,773	0.933	3,776	\$64.70	00035
41.97	\$391,084	\$179,267	\$140,733	\$144,093	0.977	1,078	\$130.55	00035
36.61	\$444,677	\$150,000	\$405,000	\$228,310	1.774	1,562	\$259.28	00030
	\$3,062,469		\$1,675,448	\$1,172,289			\$164.47	
41.58				E.C.F. =>	1.429		Std. Deviation=>	0.5258817
7.45				Ave. E.C.F. =>	1.451		Ave. Variance=>	45.4076

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
59.2959	1.25 STORY	\$122,181	SILVERLAKE	401	57
49.7759	1.25 STORY	\$131,317	SILVERLAKE	401	67
10.0068	1.25 STORY	\$215,731	SILVERLAKE	401	81
67.3077	1.50 STORY	\$217,535	HALFMOON/BLIND	401	67
51.7445	1 STORY	\$360,821	HALFMOON/BLIND	401	99
47.3994	1 STORY	\$179,267	HALFMOON/BLIND	401	80
32.3230	BI-LEVEL	\$150,000	WESTLAKE	401	72

2.1464

Coefficient of Var=> 31.30103452

West Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
D-04-30-100-010	13505 ISLAND LAKE RD	05/10/21	\$136,250	WD	03-ARMI'S LENGTH	\$136,250	\$49,900	36.62
D-04-30-100-011	13575 ISLAND LAKE RD	12/15/20	\$210,000	WD	03-ARMI'S LENGTH	\$210,000	\$44,900	21.38
D-04-30-200-024	14185 ISLAND LAKE RD	08/26/22	\$555,000	WD	03-ARMI'S LENGTH	\$555,000	\$203,200	36.61
Totals:			\$901,250			\$901,250	\$298,000	
							Sale. Ratio =>	33.07
							Std. Dev. =>	8.80

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Land Table
\$123,400	\$136,250	\$123,400	8.26	8.26	\$16,495	\$0.38	00030	5427/0113	WESTLAKE
\$89,800	\$210,000	\$197,750	4.96	4.96	\$42,339	\$0.97	30	5394/0344	WESTLAKE
\$444,677	\$260,323	\$150,000	13.90	13.90	\$18,728	\$0.43	00030	5495/0446	WESTLAKE
\$657,877	\$606,573	\$471,150	27.12	27.12					
			Average		Average				
			per Net Acre=>	22,366.26	per SqFt=>	\$0.51			

Class

401

401

401

5

5

5