

9A

Neighborhoods Used: 00018 - NORTHLAKE FARMS & DOWNS, 00065 - RAMBLING OAKS/STOFER COURT

14146 WAGON WHEEL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-206-005	06/24/2022 00018	401	371,500	41,468	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62	330,032	227,302	1.452



6200 EAGLE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-281-036	11/18/2021 00018	401	415,000	50,413	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	364,587	322,306	1.131



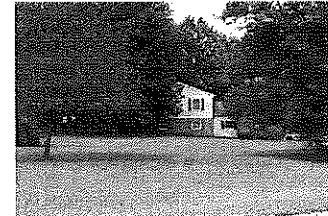
6033 HAYRAKE HOLLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-310-001	09/17/2021 00018	401	400,000	53,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	78	346,250	349,332	0.991



14093 RED BARN CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-200-005	08/11/2021 00018	401	310,000	49,244	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68	260,756	280,619	0.929



6033 HAYRAKE HOLLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-275-004	04/26/2021 00018	401	387,000	49,238	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	69	337,762	314,046	1.076



Neighborhoods Used: 00018 - NORTHLAKE FARMS & DOWNS, 00065 - RAMBLING OAKS/STOFER COURT

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	322,306	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	349,332	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	314,046	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	507,922	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,493,607  
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						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	364,587	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	346,250	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	337,762	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	590,788	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,639,387  
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				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	9.59	12.63	1.004
After Application of E.C.F.s		7.77	12.25	1.007

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000( 0)	1.000( 0)	1.131( 1)	1.000( 0)	1.000( 0)	1.000( 0)
1+ STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.50 STORY	1.000( 0)	1.000( 0)	0.991( 1)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.076( 1)	1.000( 0)	1.000( 0)
2.50 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
3 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.163( 2)	1.000( 0)	1.000( 0)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.098 (5)  
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\*\*\*

09/27/2023 3:51 PM

**Parcel:** D -04-19-200-005  
**Owner's Name:** DAWES EMILY N & JASON C  
**Property Address:** 14093 RED BARN CIRCLE  
CHELSEA, MI 48118  
**Liber/Page:** 5440/0758  
**Split:** / /  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Rolling

**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:** 00018 NORTHLAKE FARMS & DOWNS

## Mailing Address:

DAWES EMILY N & JASON C  
14093 RED BARN CIRCLE  
CHELSEA MI 48118

## Description:

\*OLD SID - D 04-136-026-00 DE 64-26A LOT 26-EXC THAT PART W OF FOLLOWING LN: COM AT NW COR OF LOT 26, TH S 86-45-50E 2.7 FT TO POB, TH S 1-48- 10 W 201.85 FT TO POE PART LOT 26 NORTH LAKE FARM NO 2

## Most Recent Sale Information

Sold on 08/11/2021 for 310,000 by BROWN CORY S.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5440/0758

## Most Recent Permit Information

Permit PB22-0285 on 06/03/2022 for \$11,000 category Res. Re-Roof.

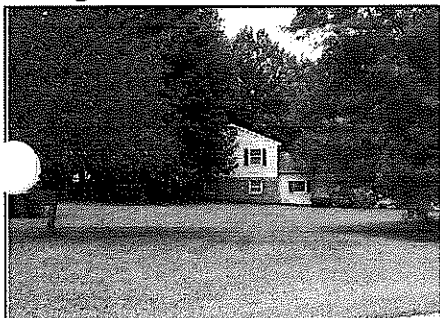
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	161,600	<b>2023 Taxable:</b>	161,600	<b>Acres:</b>	1.25
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	234.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	227.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1980  
Occupancy: Single Family  
Class: BC  
Style: TRI-LEVEL  
Exterior: Brick/Siding  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,009  
Ground Area: 1,350  
Garage Area: 576  
Basement Area: 702  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/27/2023 3:51 PM

**Parcel:** D -04-19-206-005  
**Owner's Name:** BLACKLOCK SARA & ROBERT  
**Property Address:** 14146 WAGON WHEEL CT  
CHELSEA, MI 48118  
**Liber/Page:** 5488/0392  
**Split:** // **Created:** //  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Rolling

**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:** 00018 NORTHLAKE FARMS & DOWNS

**Mailing Address:**

BLACKLOCK SARA & ROBERT  
14146 WAGON WHEEL CT  
CHELSEA MI 48118

**Description:**

\*OLD SID - D 04-135-010-00 DE 62-10 LOT 10 NORTH LAKE FARM.

## Most Recent Sale Information

Sold on 06/24/2022 for 371,500 by BAIRLEY PAUL G & SUSAN M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5488/0392

## Most Recent Permit Information

Permit P19-38681 on 12/12/2019 for \$0 category Mechanical.

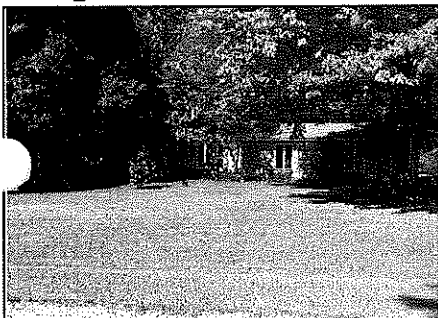
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 127,200	<b>2023 Taxable:</b> 127,200	<b>Acreeage:</b> 0.86
<b>Zoning:</b> RR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 132.0
<b>ARE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 219.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1973  
Occupancy: Single Family  
Class: C+10  
Style: TRI-LEVEL  
Exterior: Wood Siding  
% Good (Physical): 62  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,352  
Ground Area: 1,488  
Garage Area: 660  
Basement Area: 624  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/27/2023 3:51 PM

<b>Parcel:</b>	D -04-19-275-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	POTTER MICHAEL & AMY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6378 HAYRAKE HOLLOW CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5421/0718	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00018 NORTHLAKE FARMS & DOWNS

<b>Mailing Address:</b>	<b>Description:</b>
POTTER MICHAEL & AMY 6378 HAYRAKE HOLLOW CHELSEA MI 48118	DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 4 NORTH LAKE DOWNS

## Most Recent Sale Information

Sold on 04/26/2021 for 387,000 by LYLES STEVEN B & MELINDA (LE).

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	5421/0718
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## Most Recent Permit Information

Permit P16-31064 on 05/06/2016 for \$13,000 category Res. Deck Construction.

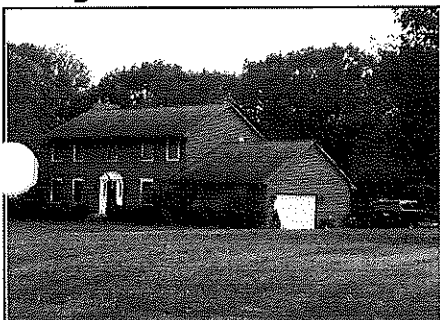
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	178,000	<b>2023 Taxable:</b>	178,000	<b>Acreeage:</b>	1.25
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	161.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	349.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1990  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Wood Siding  
% Good (Physical): 69  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,252  
Ground Area: 1,120  
Garage Area: 704  
Basement Area: 1,120  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/27/2023 3:51 PM

**Parcel:** D -04-19-281-036  
**Owner's Name:** KIBLER MATTHEW G & DEIDRA L  
**Property Address:** 6200 EAGLE CT  
CHELSEA, MI 48118  
**Liber/Page:** 5456/0924  
**Split:** / /  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Rolling

**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:** 00018 NORTHLAKE FARMS & DOWNS

**Mailing Address:**

KIBLER MATTHEW G & DEIDRA L  
6200 EAGLE CT  
CHELSEA MI 48118

**Description:**

DE 19-6A-2F-1-36 (038) 10/90NEW SUB L 27 PLATS P 66-68 LOT 36, NORTH LAKE DOWNS NUMBER 2

## Most Recent Sale Information

Sold on 11/18/2021 for 415,000 by KVARNBERG DONALD E & CAROL A (LE).

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5456/0924

## Most Recent Permit Information

Permit PE22-0265 on 07/22/2022 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 181,600	<b>2023 Taxable:</b> 181,600	<b>Acreeage:</b> 1.10
<b>Zoning:</b> RR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 90.0
<b>Area:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 281.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1996  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 75  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,964  
Ground Area: 1,964  
Garage Area: 550  
Basement Area: 1,652  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/27/2023 3:51 PM

<b>Parcel:</b>	D -04-19-310-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CHRISTEN WILLIAM J V & DOWN R H	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6033 HAYRAKE HOLLOW CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5471/0706	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00018 NORTHLAKE FARMS & DOWNS
<b>Mailing Address:</b>		<b>Description:</b>	
CHRISTEN WILLIAM J V & DOWN R HOLLY 6033 HAYRAKE HOLLOW CHELSEA MI 48118		NEW PLAT ***FROM 0419300032 09/12/95 ***FROM 0419300033 09/12/95 LOT 1 NORTH LAKE DOWNS SOUTH SUBDIVISION	

## Most Recent Sale Information

Sold on 02/02/2022 for 0 by CHRISTEN WILLIAM J V.

**Terms of Sale:** 09-FAMILY

**Liber/Page:** 5471/0706

## Most Recent Permit Information

None Found

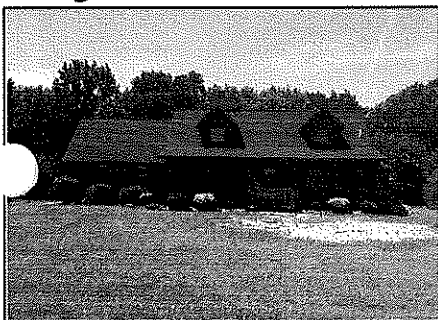
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	201,400	<b>2023 Taxable:</b>	201,400	<b>Acreeage:</b>	2.25
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	229.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	318.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1999  
Occupancy: Single Family  
Class: BC  
Style: 1.50 STORY  
Exterior: Log  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,076  
Ground Area: 1,453  
Garage Area: 576  
Basement Area: 1,453  
Basement Walls:  
Estimated TCV: Tentative

## Image



Rambling Oaks & Stofer Court ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-200-005	14093 RED BARN CIRCLE	08/11/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,400	44.65
D-04-19-206-005	14146 WAGON WHEEL CT	06/24/22	\$371,500	WD	03-ARM'S LENGTH	\$371,500	\$122,700	33.03
D-04-19-275-004	6378 HAYRAKE HOLLOW	04/26/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$169,700	43.85
D-04-19-281-036	6200 EAGLE CT	11/18/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$172,700	41.61
D-04-19-310-001	6033 HAYRAKE HOLLOW	09/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$191,200	47.80
<b>Totals:</b>			<b>\$1,883,500</b>			<b>\$1,883,500</b>	<b>\$794,700</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.19</b>
							<b>Std. Dev. =&gt;</b>	<b>5.58</b>

Due to a lack of improved sales in the Rambling Oaks & Stofer Court ECF neighborhood, sales from North Lake Farms & Downs were used to develop the Rambling Oaks & Stofer Court ECF for the 2024 year.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area	Dev. by Mean (%)
\$357,364	\$49,244	\$260,756	\$280,619	0.929	2,009	\$129.79	00018	18.6592
\$291,046	\$41,468	\$330,032	\$227,302	1.452	2,352	\$140.32	00018	33.6143
\$394,061	\$49,238	\$337,762	\$314,046	1.076	2,252	\$149.98	00018	4.0292
\$404,305	\$50,413	\$364,587	\$322,306	1.131	1,964	\$185.63	00018	1.5374
\$437,317	\$53,750	\$346,250	\$349,332	0.991	2,076	\$166.79	00018	12.4632
<b>\$1,884,093</b>		<b>\$1,639,387</b>	<b>\$1,493,607</b>			<b>\$154.50</b>		<b>1.8206</b>
				E.C.F. =>	1.098	Std. Deviation=>	0.20322512	
				Ave. E.C.F. =>	1.116	Ave. Variance=>	14.0607	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
TRI-LEVEL	\$49,244	NORTHLAKE FARMS & DOWNS	401	68
TRI-LEVEL	\$41,468	NORTHLAKE FARMS & DOWNS	401	62
2 STORY	\$49,238	NORTHLAKE FARMS & DOWNS	401	69
1 STORY	\$48,800	NORTHLAKE FARMS & DOWNS	401	75
1.50 STORY	\$53,750	NORTHLAKE FARMS & DOWNS	401	78

12.601342

Rambling Oaks & Stofer Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-200-005	14093 RED BARN CIRCLE	08/11/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,400	44.65
D-04-19-206-005	14146 WAGON WHEEL CT	06/24/22	\$371,500	WD	03-ARM'S LENGTH	\$371,500	\$122,700	33.03
D-04-19-275-004	6378 HAYRAKE HOLLOW	04/26/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$169,700	43.85
D-04-19-281-036	6200 EAGLE CT	11/18/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$172,700	41.61
D-04-19-310-001	6033 HAYRAKE HOLLOW	09/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$191,200	47.80
<b>Totals:</b>			<b>\$1,883,500</b>			<b>\$1,883,500</b>	<b>\$794,700</b>	
								<b>42.19</b>
								<b>Std. Dev. =&gt; 5.58</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$357,364	\$1,880	\$49,244	253.2	227.0	1.25	1.25	\$7	\$1,506	\$0.03
\$291,046	\$121,922	\$41,468	164.6	219.0	0.86	0.86	\$741	\$142,599	\$3.27
\$394,061	\$42,177	\$49,238	207.8	349.0	1.25	1.25	\$203	\$33,850	\$0.78
\$404,305	\$59,495	\$48,800	170.3	281.0	1.10	1.10	\$349	\$54,086	\$1.24
\$437,317	\$16,433	\$53,750	377.4	318.0	2.25	2.25	\$44	\$7,304	\$0.17
<b>\$1,884,093</b>	<b>\$241,907</b>	<b>\$242,500</b>	<b>1,173.4</b>		<b>6.70</b>	<b>6.70</b>			
Average					Average		Average		
per FF=>			\$206		per Net Acre=>		36,110.91		
							per SqFt=>		
							\$0.83		

Actual Front	ECF Area	Libe/Page	Land Table	Class
234.00	00018	5440/0758	NORTHLAKE FARMS & DOWNS	401
132.00	00018	5488/0392	NORTHLAKE FARMS & DOWNS	401
161.00	00018	5421/0718	NORTHLAKE FARMS & DOWNS	401
90.00	00018	5456/0924	NORTHLAKE FARMS & DOWNS	401
229.00	00018	5449/0243	NORTHLAKE FARMS & DOWNS	401