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DB: Dexter Twp 2023

Neighborhoods Used: 00009.ISLANDHILLS

3122 SANDHILL DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-415-004	03/27/2020 00009	407	420,000	77,884
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	342,116	265,897
				E.C.F.
				1.287



3051 SANDHILL DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-415-012	09/30/2019 00009	407	535,000	70,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	464,850	592,913
				E.C.F.
				0.784



3029 ISLAND HILLS DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-415-017	07/09/2019 00009	407	425,000	72,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	352,800	385,866
				E.C.F.
				0.914



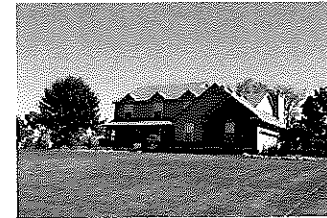
3147 SANDHILL DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-400-038	03/22/2019 00009	401	479,000	73,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	405,150	394,766
				E.C.F.
				1.026



3060 SANDHILL DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-415-007	03/04/2019 00009	407	380,000	80,367
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	299,633	314,344
				E.C.F.
				0.953



Neighborhoods Used: 00009.ISLANDHILLS

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	385,866	0	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	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	1,567,919	0	0	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	0	0	0

Total Single Family Costs by Manual : 1,953,785
 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

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	352,800	0	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	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	1,511,749	0	0	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	0	0	0

Total Single Family Sale Residual Values : 1,864,549
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	0	10.02	13.30	0.991
After Application of E.C.F.s		9.28	13.10	0.991

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	0.914(1)	1.000(0)	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)	1.000(0)	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)	0.964(4)	1.000(0)	1.000(0)	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)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.954 (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)

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ECF Analysis for: 04 - DEXTER TOWNSHIP

Page: 3/3
DB: Dexter Twp 2023

Neighborhoods Used: 00009.ISLANDHILLS

<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 01/01/2019
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00009 - ISLANDHILLS

Max # of Res. Buildings: 200	Minimum E.C.F. (Residential): 0.40 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 200	Minimum E.C.F. (Agricultural): 0.40 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 200	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 1:47 PM

Parcel:	D -04-36-400-038	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SERAFIN JACOPO & VALLE ELENA D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3147 SANDHILL DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	2599/0128	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00009 ISLANDHILLS
Created:	11/06/2002	Active:	Active

Mailing Address:	SERAFIN JACOPO & VALLE ELENA D 3147 SANDHILL DRIVE DEXTER MI 48130	Description:	OWNER REQUEST 10/28/02 DE 36-12A-6 PCL "F" COM AT SE COR SEC 36, TH N 80-12-49 W 308.38 FT, TH N 04-09-49 W 698.46 FT, TH 64.11 FT ALNG CURV LFT RAD=200.00 FT CH=N 13-20-50 W 63.84 FT, TH N 22-31-51 W 362.74 FT TO POB, TH S 67-28-09 W 222.77 FT, TH N 29-00-39 W 91.50 FT, TH N 14-44-07 W 252.89 FT, TH N 87-50-08 E 72.96 FT, TH 243.07 FT ALNG CURV RT RAD=200.00 FT CH=S 57-20-52 E 228.38 FT, TH S 22-31-51 E 128.58 FT TO POB. PT OF SE 1/4 SEC. 36, T1S-R4E. 1.47 AC. SPLIT ON 10/28/2002 FROM D -04-36-400-032;
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Most Recent Sale Information

Sold on 03/22/2019 for 479,000 by BAGHAL TAREQ & ALMAHAINI SAMIA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2599/0128
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Most Recent Permit Information

Permit P18-35630 on 06/15/2018 for \$0 category Mechanical.

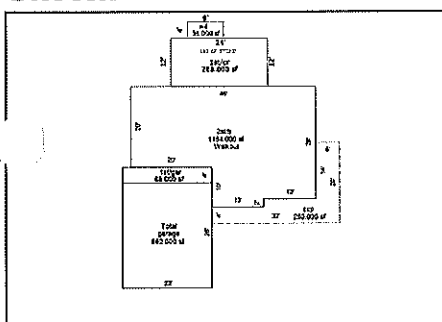
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	220,500	2022 Taxable:	220,500	Acreage:	1.47
Finishing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 83
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 4
 Full Baths: 3 Half Baths: 0
 Floor Area: 2,684
 Ground Area: 1,442
 Garage Area: 660
 Basement Area: 1,154
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 1:47 PM

Parcel:	D -04-36-415-004	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	ERICKSON KRISTOPHER & DIANE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3122 SANDHILL DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5356/0366	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00009 ISLANDHILLS
Mailing Address:		Description:	
ERICKSON KRISTOPHER & DIANE		M.D. L4166 P702 09/27/2002 UNIT 4 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;	
3122 SANDHILL DRIVE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 03/27/2020 for 420,000 by BOLASH CHRISTOPHER M & ANDREA C TRU.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5356/0366

Most Recent Permit Information

Permit P16-30935 on 04/18/2016 for \$0 category Plumbing.

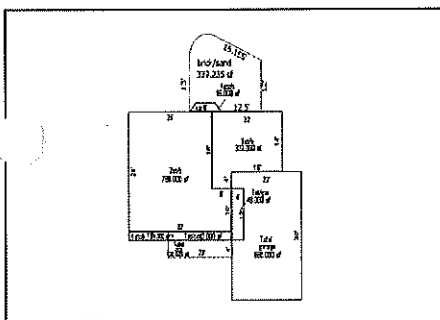
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	162,600	2022 Taxable:	162,600	Acreage:	1.20
Finishing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
 Year Built: 2003
 Occupancy: Single Family
 Class: C+10
 Style: 2 STORY
 Exterior: Brick/Siding
 % Good (Physical): 83
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 1
 Floor Area: 2,036
 Ground Area: 1,120
 Garage Area: 660
 Basement Area: 1,120
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 1:47 PM

Parcel:	D -04-36-415-007	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	CIESLINSKI ANDREW & CHELSEA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3060 SANDHILL DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5294/0664	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Gas, Curb	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00009 ISLANDHILLS
Mailing Address:		Description:	
CIESLINSKI ANDREW & CHELSEA		M.D. L4166 P702 09/27/2002 UNIT 7 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;	
3060 SANDHILL DRIVE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 03/04/2019 for 380,000 by FRANCE JASON M & AMANDA M.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5294/0664

Most Recent Permit Information

Permit 03-07142 on 07/16/2003 for \$150,000 category RES. NEW CONSTRUCTION.

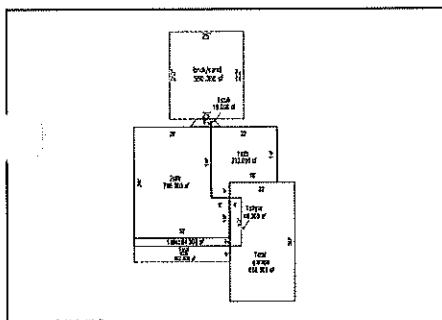
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	186,400	2022 Taxable:	186,400	Acreage:	1.00
Financing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,036
Ground Area: 1,120
Garage Area: 660
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 1:47 PM

Parcel:	D -04-36-415-012	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MONTAGANO JOSEPH M & JESSICA M	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3051 SANDHILL DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5326/0782	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00009 ISLANDHILLS
Mailing Address:		Description:	
MONTAGANO JOSEPH M & JESSICA M		M.D. L4166 P702 09/27/2002 UNIT 12 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;	
3051 SANDHILL DRIVE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 09/30/2019 for 535,000 by GREINER KENNETH H & MARSHA L TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5326/0782

Most Recent Permit Information

Permit P21-40727 on 03/17/2021 for \$5,580 category Res. Door & Window Replace.

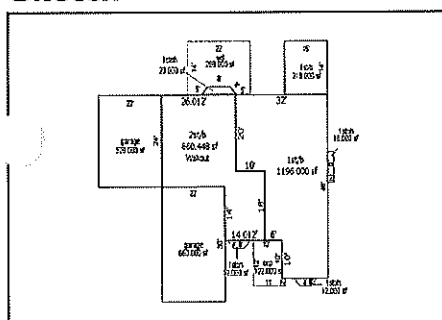
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	310,800	2022 Taxable:	310,800	Acreage:	1.00
Financing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 3,186
Ground Area: 2,266
Garage Area: 1,188
Basement Area: 2,266
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 1:47 PM

Parcel:	D -04-36-415-017	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	DOANE CHRIS & DOANE JAMES	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3029 ISLAND HILLS DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5311/0175	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00009 ISLANDHILLS
Mailing Address:		Description:	
DOANE CHRIS & DOANE JAMES		M.D. L4166 P702 09/27/2002 UNIT 17 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;	
3029 ISLAND HILLS DRIVE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 07/09/2019 for 425,000 by ACEVES BENJAMIN & ANITA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5311/0175

Most Recent Permit Information

Permit P17-34481 on 11/07/2017 for \$0 category Mechanical.

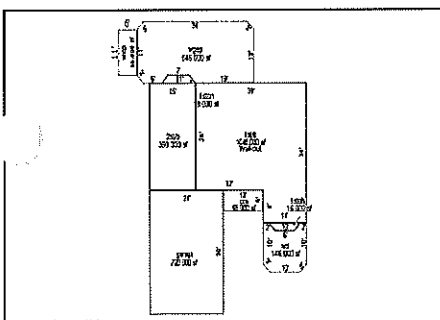
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	215,500	2022 Taxable:	215,500	Acreage:	1.14
Financing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1993
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: 3 Half Baths: 0
Floor Area: 1,862
Ground Area: 1,438
Garage Area: 720
Basement Area: 1,438
Basement Walls:
Estimated TCV: Tentative

Sketch



Island Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-400-038	3147 SANDHILL DRIVE	03/22/19	\$479,000	WD	03-ARMI'S LENGTH	\$479,000	\$193,500	40.40
D-04-36-415-004	3122 SANDHILL DRIVE	03/27/20	\$420,000	WD	03-ARMI'S LENGTH	\$420,000	\$151,100	35.98
D-04-36-415-007	3060 SANDHILL DRIVE	03/04/19	\$380,000	WD	03-ARMI'S LENGTH	\$380,000	\$166,600	43.84
D-04-36-415-012	3051 SANDHILL DRIVE	09/30/19	\$535,000	WD	03-ARMI'S LENGTH	\$535,000	\$296,000	55.33
D-04-36-415-017	3029 ISLAND HILLS DRIVE	07/09/19	\$425,000	WD	03-ARMI'S LENGTH	\$425,000	\$202,400	47.62
Totals:			\$2,239,000			\$2,239,000	\$1,009,600	
							Sale. Ratio =>	45.09
							Std. Dev. =>	7.36

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$440,982	\$73,850	\$405,150	\$394,766	1.026	2,684	\$150.95	00009	3.3410
\$325,168	\$77,884	\$342,116	\$265,897	1.287	2,036	\$168.03	00009	29.3755
\$372,707	\$80,367	\$299,633	\$314,344	0.953	2,036	\$147.17	00009	3.9694
\$621,559	\$70,150	\$464,850	\$592,913	0.784	3,186	\$145.90	00009	20.8884
\$431,055	\$72,200	\$352,800	\$385,866	0.914	1,862	\$189.47	00009	7.8587
\$2,191,471		\$1,864,549	\$1,953,785			\$160.31		3.8568
				E.C.F. =>	0.954	Std. Deviation=>	0.18627417	
				Ave. E.C.F. =>	0.993	Ave. Variance=>	13.0866	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$72,350	ISLAND HILLS	401	84
2 STORY	\$71,000	ISLAND HILLS	407	84
2 STORY	\$70,000	ISLAND HILLS	407	84
2 STORY	\$70,000	ISLAND HILLS	407	84
1 STORY	\$70,700	ISLAND HILLS	407	84

13.18025642

Island Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$268,600	57.15
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,100	39.08
D-04-36-385-005	3029 FIELDSTONE DRIVE	02/05/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$220,600	45.48
D-04-36-385-013	3137 FIELDSTONE DRIVE	10/28/20	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$168,000	40.10
D-04-36-385-022	3114 FIELDSTONE DRIVE	07/10/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$198,900	43.24
D-04-36-400-028	8695 E STONEYFIELD DR	09/25/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$174,600	41.08
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$170,000	36.96
D-04-36-410-015	8961 STARFIELD CT	12/01/20	\$405,500	WD	03-ARM'S LENGTH	\$405,500	\$155,000	38.22
Totals:			\$3,659,500			\$3,659,500	\$1,564,800	
							Sale. Ratio =>	42.76
							Std. Dev. =>	6.46

Due to lack of sales in Island Hills, added Stony Field sub to analysis to develop land value.

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
\$511,248	\$27,552	\$68,800	1.03	1.03	\$26,750	\$0.61	00007 5436/0462	STONEYFIELD	
\$462,876	\$143,724	\$71,600	1.31	1.31	\$109,713	\$2.52	00007 5477/0739	STONEYFIELD	
\$544,074	\$9,576	\$68,650	1.02	1.02	\$9,434	\$0.22	00007 5404/0624	STONEYFIELD	
\$441,214	\$46,386	\$68,600	1.01	1.01	\$45,927	\$1.05	00007 5392/0172	STONEYFIELD	
\$481,592	\$47,428	\$69,020	1.05	1.05	\$45,084	\$1.03	00007 5365/0252	STONEYFIELD	
\$419,056	\$75,944	\$70,000	1.15	1.15	\$66,038	\$1.52	00007 5379/0944	STONEYFIELD	
\$428,740	\$100,060	\$68,800	1.03	1.03	\$97,146	\$2.23	00007 5437/0928	STONEYFIELD	
\$358,101	\$115,899	\$68,500	1.00	1.00	\$115,899	\$2.66	00007 5393/0167	STONEYFIELD	
\$3,646,901	\$566,569	\$553,970	8.60	8.60	Average	Average			
			Average	Average	per FF=>	per Net Acre=>	65,903.11	per SqFt=>	\$1.51

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