

Parcel Number	Street Address	Land Table	Sale Date	Sale Price	Instr.	Terms of Sale
C -19-21-126-002	4530 RANCH LN	Land Table 21100	1/13/2025	\$752,000	PTA	03-ARM'S LENGTH
C -19-21-128-005	4567 SUNNINGDALE DR	Land Table 21100	12/11/2023	\$707,077	PTA	03-ARM'S LENGTH
C -19-21-177-003	4785 RANCH LN	Land Table 21100	1/31/2024	\$640,000	PTA	03-ARM'S LENGTH
C -19-21-178-011	1027 JOANNE CT	Land Table 21100	5/30/2024	\$459,900	WD	03-ARM'S LENGTH
C -19-21-178-013	4821 KEITHDALE LN	Land Table 21100	12/17/2024	\$750,089	PTA	03-ARM'S LENGTH
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C -19-21-203-008	4524 STONELEIGH RD	Land Table 21110	6/21/2024	\$2,270,000	PTA	03-ARM'S LENGTH
C -19-21-227-014	840 HARSDALE RD	Land Table 21110	9/8/2023	\$900,000	WD	03-ARM'S LENGTH
C -19-21-251-004	959 W HARSDALE RD	Land Table 21110	8/3/2023	\$815,000	WD	03-ARM'S LENGTH
C -19-21-252-005	4855 ARDMORE DR	Land Table 21110	5/31/2023	\$1,850,000	PTA	03-ARM'S LENGTH
C -19-21-253-001	4800 N HARSDALE RD	Land Table 21110	1/17/2024	\$2,698,000	PTA	03-ARM'S LENGTH
C -19-21-276-009	860 LONE PINE RD	Land Table 21110	5/17/2024	\$1,790,000	WD	03-ARM'S LENGTH
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C -19-21-401-001	5033 DEEP WOOD RD	Land Table 21120	1/5/2024	\$920,000	PTA	03-ARM'S LENGTH
C -19-21-402-002	915 LONE PINE RD	Land Table 21120	3/18/2024	\$985,000	WD	03-ARM'S LENGTH
C -19-21-402-011	5050 PONVALLEY RD	Land Table 21120	3/18/2024	\$985,000	WD	03-ARM'S LENGTH
C -19-21-451-005	980 TIMBERLAKE DR	Land Table 21120	5/24/2024	\$871,500	WD	03-ARM'S LENGTH
C -19-21-452-009	900 TIMBERLAKE DR	Land Table 21120	9/13/2023	\$1,600,000	PTA	03-ARM'S LENGTH
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C -19-21-426-007	845 LONE PINE RD	Land Table 21130	11/9/2023	\$1,070,000	PTA	03-ARM'S LENGTH
C -19-21-426-007	845 LONE PINE RD	Land Table 21130	8/27/2024	\$1,130,000	WD	03-ARM'S LENGTH
C -19-21-476-018	5421 LAUREN CT	Land Table 21130	11/20/2024	\$600,000	PTA	03-ARM'S LENGTH
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C -19-21-301-052	1176 LONE PINE WOODS DR	Land Table 21150	7/21/2023	\$775,000	WD	03-ARM'S LENGTH
C -19-21-301-053	1164 LONE PINE WOODS DR	Land Table 21150	2/19/2024	\$620,000	WD	03-ARM'S LENGTH
C -19-21-301-065	1189 LONE PINE WOODS DR	Land Table 21150	9/9/2024	\$1,100,000	PTA	03-ARM'S LENGTH
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C -19-21-301-018	1192 ROLLING ACRES DR	Land Table 21200	5/31/2024	\$305,000	PTA	03-ARM'S LENGTH
C -19-21-301-028	1181 ROLLING ACRES DR	Land Table 21200	5/24/2024	\$324,000	WD	03-ARM'S LENGTH
C -19-21-301-037	1187 ROLLING HILLS DR	Land Table 21200	8/10/2023	\$245,000	PTA	03-ARM'S LENGTH
C -19-21-301-040	1180 STONECREST DR	Land Table 21200	5/17/2024	\$360,000	PTA	03-ARM'S LENGTH

C -19-21-351-025	5180 WOODLANDS TRL	Land Table 21210	9/5/2023	\$532,000	PTA	03-ARM'S LENGTH
C -19-21-351-040	5175 WOODLANDS DR	Land Table 21210	7/3/2024	\$500,000	PTA	03-ARM'S LENGTH
C -19-21-351-044	5116 WOODLANDS DR	Land Table 21210	6/1/2023	\$425,000	PTA	03-ARM'S LENGTH
C -19-21-351-055	5114 WOODLANDS LN	Land Table 21210	5/17/2023	\$595,000	WD	03-ARM'S LENGTH
C -19-21-351-060	5112 WOODLANDS TRL	Land Table 21210	1/14/2025	\$480,000	WD	03-ARM'S LENGTH
C -19-21-351-061	5106 WOODLANDS TRL	Land Table 21210	11/3/2023	\$650,000	PTA	03-ARM'S LENGTH

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Allocation	Net Acres	Dollars/Acre	Dollars/SqFt
\$752,000	\$438,040	58.25	\$876,071	\$36,230	\$160,301	\$150,400	0.46	\$78,761	\$1.81
\$707,077	\$408,780	57.81	\$817,558	\$51,911	\$162,392	\$141,415	0.47	\$111,397	\$2.56
\$640,000	\$235,540	36.80	\$471,070	\$344,912	\$175,982	\$128,000	0.52	\$663,292	\$15.23
\$459,900	\$94,540	20.56	\$189,074	\$459,900	\$189,074	\$91,980	0.80	\$577,764	\$13.26
\$750,089	\$321,360	42.84	\$642,720	\$318,025	\$210,656	\$150,018	0.97	\$326,514	\$7.50
				\$242,196	\$179,681	\$132,363			\$8.07
\$2,270,000	\$1,102,950	48.59	\$2,205,903	\$406,446	\$342,349	\$454,000	1.69	\$240,358	\$5.52
\$900,000	\$168,240	18.69	\$336,479	\$900,000	\$336,479	\$180,000	1.61	\$557,621	\$12.80
\$815,000	\$175,330	21.51	\$350,658	\$815,000	\$350,658	\$163,000	1.80	\$452,778	\$10.39
\$1,850,000	\$976,870	52.80	\$1,953,743	\$139,344	\$243,087	\$370,000	0.77	\$180,264	\$4.14
\$2,698,000	\$1,006,410	37.30	\$2,012,812	\$1,015,874	\$330,686	\$539,600	1.54	\$660,516	\$15.16
\$1,790,000	\$789,520	44.11	\$1,579,041	\$495,509	\$284,550	\$358,000	1.38	\$358,027	\$8.22
				\$628,696	\$314,635	\$344,100			\$9.37
\$920,000	\$464,440	50.48	\$928,875	\$268,435	\$277,310	\$184,000	1.55	\$173,296	\$3.98
\$985,000	\$412,300	41.86	\$824,600	\$403,622	\$243,222	\$197,000	1.10	\$366,263	\$8.41
\$985,000	\$458,380	46.54	\$916,755	\$380,614	\$312,369	\$197,000	1.61	\$235,820	\$5.41
\$871,500	\$393,330	45.13	\$786,655	\$385,583	\$300,738	\$174,300	1.45	\$265,553	\$6.10
\$1,600,000	\$698,860	43.68	\$1,397,710	\$491,616	\$289,326	\$320,000	1.32	\$372,154	\$8.54
				\$385,974	\$284,593	\$214,460			\$6.49
\$1,070,000	\$390,740	36.52	\$781,477	\$478,662	\$190,139	\$214,000	0.67	\$714,421	\$16.40
\$1,130,000	\$390,740	34.58	\$781,477	\$538,662	\$190,139	\$226,000	0.67	\$803,973	\$18.46
\$600,000	\$289,740	48.29	\$579,482	\$291,635	\$271,117	\$120,000	1.24	\$235,760	\$5.41
				\$436,320	\$217,132	\$186,667			\$13.42
\$775,000	\$312,760	40.36	\$625,521	\$296,259	\$146,780	\$155,000	0.21	\$1,424,322	\$32.70
\$620,000	\$324,170	52.29	\$648,335	\$128,324	\$156,659	\$124,000	0.22	\$578,036	\$13.27
\$1,100,000	\$570,590	51.87	\$1,141,181	\$314,171	\$355,352	\$220,000	0.52	\$601,860	\$13.82
				\$246,251	\$219,597	\$166,333			\$19.93
\$305,000	\$138,110	45.28	\$276,212	\$93,788	\$65,000	\$61,000	1.00	\$93,788	\$2.15
\$315,000	\$125,000	39.68	\$250,001	\$121,999	\$57,000	\$64,800	1.00	\$121,999	\$2.80
\$245,000	\$108,020	44.09	\$216,031	\$85,969	\$57,000	\$49,000	1.00	\$85,969	\$1.97
\$360,000	\$167,660	46.57	\$335,328	\$94,672	\$70,000	\$72,000	1.00	\$94,672	\$2.17
				\$99,107	\$62,250	\$61,700			\$2.28

\$532,000	\$246,780	46.39	\$493,558	\$133,442	\$95,000	\$106,400	1.00	\$133,442	\$3.06
\$500,000	\$239,100	47.82	\$478,191	\$116,809	\$95,000	\$100,000	1.00	\$116,809	\$2.68
\$425,000	\$238,460	56.11	\$476,921	\$43,079	\$95,000	\$85,000	1.00	\$43,079	\$0.99
\$595,000	\$275,770	46.35	\$551,543	\$138,457	\$95,000	\$119,000	1.00	\$138,457	\$3.18
\$480,000	\$261,810	54.54	\$523,627	\$51,373	\$95,000	\$96,000	1.00	\$51,373	\$1.18
\$650,000	\$264,780	40.74	\$529,554	\$215,446	\$95,000	\$130,000	1.00	\$215,446	\$4.95
				\$116,434	\$95,000	\$106,067		\$116,434	\$2.67

EST Land Value Per SQFT	Class
\$8.00	401
\$8.00	401
\$7.77	401
\$5.45	401
\$4.97	401
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\$6.84	
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\$4.65	401
\$4.79	401
\$4.47	401
\$7.22	401
\$4.94	401
\$4.72	401
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\$5.13	
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\$4.11	401
\$5.07	401
\$4.44	402
\$4.75	401
\$5.03	401
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\$4.68	
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\$6.51	401
\$6.51	401
\$5.03	401
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\$6.02	
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\$16.20	407
\$16.20	407
\$15.63	407
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\$16.01	
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\$1.49	407
\$1.31	407
\$1.31	407
\$1.61	407
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\$1.43	
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\$2.18 407

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