

Residential Neighborhood Land Analysis for 2026 roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
13-012-018-00	3396 PORT AUSTIN	11/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$141,600	28.61	\$469,369	\$264,820	\$239,189	50.9	225.0	0.26	0.26	\$5,204	\$1,026,434	\$23.56	50.00	OLP12	1833/714	ON LAKE PROPS SEC 12	401	LAKE FRONT
\$5,204 S 12																								
13-014-135-00	3944 PORT AUSTIN	06/24/25	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$249,900	33.54	\$597,748	\$477,662	\$330,410	73.4	140.0	0.39	0.39	\$6,505	\$1,237,466	\$28.41	120.00	OLP14	1882.21	ON LAKE PROPS SEC 14	401	LAKE FRONT
\$6,505 S 14																								
13-015-016-00	4110 PORT AUSTIN	05/23/23	\$612,500	WD	03-ARM'S LENGTH	\$612,500	\$221,600	36.18	\$617,975	\$364,603	\$370,078	78.7	370.0	0.85	0.85	\$4,630	\$429,450	\$9.86	100.00	OLP15	1816/101	ON LAKE PROPS SEC 15 EAST	401	SLAVIN SUB AREA
\$4,630 S 15 East																								
13-015-130-00	4368 PORT AUSTIN	05/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$184,700	40.15	\$480,170	\$277,357	\$297,527	66.1	67.0	0.12	0.12	\$4,195	\$2,411,800	\$55.37	75.00	OLP15	1815/297	ON LAKE PROPS SEC 15 WEST	401	LAKEFRONT
13-015-134-00	4352 PORT AUSTIN	08/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$186,200	41.38	\$491,393	\$276,654	\$318,047	70.7	100.0	0.17	0.17	\$3,914	\$1,589,966	\$36.50	76.00	OLP15	1824/172	ON LAKE PROPS SEC 15 WEST	401	LAKEFRONT
13-015-135-00	4348 PORT AUSTIN	10/17/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$224,200	35.31	\$480,263	\$434,965	\$280,228	62.3	43.0	0.08	0.08	\$6,985	\$5,799,533	\$133.14	76.00	OLP15	1859.103	ON LAKE PROPS SEC 15 WEST	401	LAKEFRONT
13-015-278-00	4472 PORT AUSTIN	08/30/23	\$649,000	WD	03-ARM'S LENGTH	\$649,000	\$303,100	46.70	\$764,784	\$225,802	\$341,586	75.9	120.0	0.23	0.23	\$2,975	\$986,035	\$22.64	83.00	OLP15	1826/325	ON LAKE PROPS SEC 15 WEST	401	LAKEFRONT
\$1,214,778											275.0		\$4,418 S 15 West											
13-016-003-00	4488 PORT AUSTIN	08/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$164,200	32.84	\$436,651	\$288,300	\$224,951	47.9	68.0	0.08	0.08	\$6,024	\$3,696,154	\$84.85	50.00	OLP16	1825/769	ON LAKE PROPS SEC 16 EAST	401	LAKEFRONT
13-016-006-00	4496 PORT AUSTIN	07/14/25	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$192,300	38.85	\$417,600	\$306,136	\$228,736	48.7	76.0	0.09	0.09	\$6,290	\$3,518,805	\$80.78	50.00	OLP16	1865.418	ON LAKE PROPS SEC 16 EAST	401	LAKEFRONT
\$594,436											96.5		\$6,158 S 16 East											
13-016-225-00	4636 PORT AUSTIN	06/25/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$235,500	32.71	\$599,387	\$412,572	\$291,959	62.1	220.0	0.38	0.38	\$6,642	\$1,088,580	\$24.99	75.00	OLP16	1850.307	ON LAKE PROPS SEC 16 WEST	401	LAKE FRONT
13-016-226-00	4640 PORT AUSTIN	09/12/25	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$219,200	36.35	\$462,088	\$432,871	\$291,959	62.1	220.0	0.38	0.38	\$6,968	\$1,142,140	\$26.22	75.00	OLP16	1889.663	ON LAKE PROPS SEC 16 WEST	401	LAKE FRONT
\$845,443											124.2		\$6,805 S 16 West											
13-017-010-00	4970 PORT AUSTIN	02/23/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$192,900	32.42	\$543,287	\$366,740	\$315,027	67.0	140.0	0.32	0.32	\$5,472	\$1,142,492	\$26.23	100.00	OLP17	1839.773	ON LAKE PROPS SEC 17	401	LAKE FRONT
13-017-034-00	5196 PORT AUSTIN	08/01/25	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$508,700	46.25	\$1,066,764	\$446,835	\$413,599	100.9	265.0	0.61	0.61	\$4,429	\$734,926	\$16.87	100.00	OLP17	1884.788	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-017-079-00	5184 PORT AUSTIN	11/05/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$387,500	35.23	\$997,764	\$623,578	\$521,342	127.2	245.0	0.84	0.84	\$4,904	\$738,836	\$16.96	150.00	OLP17	1861.1	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-018-001-10	5226 PORT AUSTIN	10/29/24	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$321,700	37.85	\$895,259	\$534,411	\$579,670	117.4	280.0	9.12	0.82	\$4,552	\$58,623	\$1.35	127.00	OLP18	1859.72	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-018-002-00	PORT AUSTIN	04/12/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$231,200	54.40	\$484,669	\$425,000	\$484,669	114.0	245.0	3.99	3.99	\$3,728	\$106,650	\$2.45	250.00	OLP18	1843.396	ON LAKE PROPS SECTION 18 EAST	402	LAKEFRONT
13-018-004-50	5242 PORT AUSTIN	07/28/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$361,300	40.14	\$949,915	\$399,605	\$449,520	109.6	255.0	0.68	0.68	\$3,645	\$588,520	\$13.51	116.00	OLP18	1824/702	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-018-006-10	PORT AUSTIN	02/06/25	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$381,400	42.38	\$801,912	\$900,000	\$801,912	195.6	160.0	1.26	1.26	\$4,602	\$716,561	\$16.45	342.00	OLP18	1868.7	ON LAKE PROPS SECTION 18 EAST	001	LAKEFRONT
\$3,329,429											764.7		\$4,354 S 18 East											
13-017-010-00	4970 PORT AUSTIN	02/23/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$192,900	32.42	\$543,287	\$366,740	\$315,027	67.0	140.0	0.32	0.32	\$5,472	\$1,142,492	\$26.23	100.00	OLP17	1839.773	ON LAKE PROPS SEC 17	401	LAKE FRONT
13-017-034-00	5196 PORT AUSTIN	08/01/25	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$508,700	46.25	\$1,066,764	\$446,835	\$413,599	100.9	265.0	0.61	0.61	\$4,429	\$734,926	\$16.87	100.00	OLP17	1884.788	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-017-079-00	5184 PORT AUSTIN	11/05/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$387,500	35.23	\$997,764	\$623,578	\$521,342	127.2	245.0	0.84	0.84	\$4,904	\$738,836	\$16.96	150.00	OLP17	1861.1	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-018-001-10	5226 PORT AUSTIN	10/29/24	\$850,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$321,700	37.85	\$895,259	\$534,411	\$579,670	117.4	280.0	9.12	0.82	\$4,552	\$58,623	\$1.35	127.00	OLP18	1859.72	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-018-002-00	PORT AUSTIN	04/12/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$231,200	54.40	\$484,669	\$425,000	\$484,669	114.0	245.0	3.99	3.99	\$3,728	\$106,650	\$2.45	250.00	OLP18	1843.396	ON LAKE PROPS SECTION 18 EAST	402	LAKEFRONT
13-018-004-50	5242 PORT AUSTIN	07/28/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$361,300	40.14	\$949,915	\$399,605	\$449,520	109.6	255.0	0.68	0.68	\$3,645	\$588,520	\$13.51	116.00	OLP18	1824/702	ON LAKE PROPS SECTION 18 EAST	401	LAKEFRONT
13-018-006-10	PORT AUSTIN	02/06/25	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$381,400	42.38	\$801,912	\$900,000	\$801,912	195.6	160.0	1.26	1.26	\$4,602	\$716,561	\$16.45	342.00	OLP18	1868.7	ON LAKE PROPS SECTION 18 EAST	001	LAKEFRONT
\$3,696,169											831.7		\$4,444 S 18 East & S 17											
13-012-051-00	3409 PORT AUSTIN	08/30/23	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$81,000	33.82	\$218,445	\$54,529	\$33,474	40.6	122.0	0.11	0.11	\$1,344	\$486,866	\$11.18	40.00	M2512	1827/454	PROPS ON M-25 SEC 12	401	NON LAKE
13-014-172-00	3957 PORT AUSTIN	07/14/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$23,300	48.54	\$56,650	\$48,000	\$56,650	103.6	150.0	0.43	0.43	\$463	\$111,628	\$2.56	125.00	M2514	1825/388	PROPS ON M-25 SEC 14	402	M-25
13-015-044-00	4231 PORT AUSTIN	06/26/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,500	39.45	\$244,381	\$79,660	\$49,041	89.7	175.0	0.40	0.40	\$889	\$198,159	\$4.55	100.00	M2515	1881.365	PROPS ON M-25 SEC 15	401	M-25
13-015-047-00	4203 PORT AUSTIN	06/26/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$129,600	35.51	\$311,682	\$102,359	\$49,041	89.7	175.0	0.40	0.40	\$1,142	\$254,624	\$5.85	100.00	M2515	1881.296	PROPS ON M-25 SEC 15	401	M-25
13-016-230-00	4635 PORT AUSTIN	11/03/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,700	28.04	\$245,671	\$37,368	\$38,039	45.2	110.0	0.11	0.11	\$827	\$336,649	\$7.73	44.00	M2516	1832/7	PROPS ON M-25 SEC 16	401	GOOD VIEW
13-016-098-00	6649 VANS ROAD	06/26/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$108,300	29.27	\$340,740	\$80,472	\$51,212	60.8	73.0	0.12	0.12	\$1,323	\$676,235	\$15.52	71.00	M2516	1820/785	PROPS ON M-25 SEC 16	401	GOOD VIEW
\$402,388											429.4		\$937											
Will use \$940 for S. 12 M25																								
13-014-166-00	PORT AUSTIN	05/17/24	\$55,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,500	\$27,600	49.73	\$66,964	\$55,500	\$66,964	122.4	300.0	0.43	0.21	\$453	\$130,282	\$2.99	124.00	M2514	1846.123	PROPS ON M-25 SEC 14	402	M-25
13-014-172-00	3957 PORT AUSTIN	07/14/23	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$23,300	48.54	\$56,650	\$48,000	\$56,650	103.6	150.0	0.43	0.43	\$463	\$111,628	\$2.56	125.00	M2514	1825/388	PROPS ON M-25 SEC 14	402	M-25
13-014-287-00	4055 PORT AUSTIN	08/25/23	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$226,600	50.41	\$472,869	\$23,159	\$32,976	60.3	147.0	0.21	0.21	\$384	\$112,422	\$2.58	61.00	M2514	1826/21	PROPS ON M-25 SEC 14	401	M-25
13-015-044-00	4231 PORT AUSTIN	06/26/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,500	39.45	\$244,381	\$79,660	\$49,041	89.7	175.0	0.40	0.40	\$889	\$198,159	\$4.55	100.00	M2515	1881.365	PROPS ON M-25 SEC 15	401	M-25
13-016-039-00	4547 PORT AUSTIN	05/19/25	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$108,100	40.34	\$252,645	\$69,747	\$54,392	99.4	349.0	0.80	0.80	\$701	\$87,075	\$2.00	100.00	M2516	1878.429	PROPS ON M-25 SEC 16	401	M-25
13-016-106-00	4611 PORT AUSTIN	04/04/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$72,600	26.89	\$265,197	\$48,520	\$43,717	79.9	215.0	0.46	0.46	\$607	\$106,171	\$2.44	62.00	M2516	1843.405	PROPS ON M-25 SEC 16	401	M-25
13-016-107-00	4615 PORT AUSTIN	07/03/25	\$270,000																					

Residential Neighborhood Land Analysis for 2026 roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
13-014-014-50	3797 PORT AUSTIN	04/04/24	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$126,700	40.54	\$308,069	\$132,662	\$128,231	61.4	130.0	0.19	0.19	\$2,162	\$694,565	\$15.95	64.00	M2514	1842.35	PROPS ON M-25 SEC 14	401	GOOD VIEW
13-013-014-00	3711 PORT AUSTIN	05/31/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000	35.14	\$317,995	\$167,437	\$135,432	49.2	240.0	0.27	0.27	\$3,400	\$620,137	\$14.24	49.00	MLL13	1847.353	PROPS ON M-25 W/ LAKE LOT SEC 13	401	LAKE FRONT
Will use \$2,715 for S. 13, S. 14 & S. 15 M25 w/ Lake lots																								
13-019-015-00	MYRTELLE	06/30/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,200	44.00	\$26,400	\$30,000	\$26,400	100.0	169.0	0.39	0.39	\$300	\$77,320	\$1.78	100.00	FW319	1881.605	FOSTERS WHITE SAND #3 SEC 19	402	NON LAKE 100
13-019-024-00	6584 JANE	01/10/25	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$18,000	22.50	\$49,374	\$54,000	\$44,399	168.2	169.0	0.78	0.78	\$321	\$69,588	\$1.60	200.00	FW319	1865.571	FOSTERS WHITE SAND #3 SEC 19	401	NON LAKE 100
13-019-029-00	6565 JANE	06/24/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$50,900	19.58	\$228,209	\$58,191	\$26,400	100.0	169.0	0.39	0.39	\$582	\$149,977	\$3.44	100.00	FW319	1881.6	FOSTERS WHITE SAND #3 SEC 19	401	NON LAKE 100
13-018-113-00	6607 MYRTELLE	05/04/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$131,000	48.16	\$281,223	\$15,499	\$24,722	100.9	177.0	0.49	0.49	\$154	\$31,760	\$0.73	120.00	FWS18	1814/595	FOSTERS WHITE SAND SHORES SEC 18	401	NON LAKE 60'
13-019-015-00	MYRTELLE	10/04/22	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$8,800	40.93	\$26,400	\$21,500	\$26,400	100.0	169.0	0.39	0.39	\$215	\$55,412	\$1.27	100.00	FW319	1797/517		FOSTE	0
\$315 Use for 100' Lots FWSS																								
13-019-015-00	MYRTELLE	06/30/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,200	44.00	\$26,400	\$30,000	\$26,400	100.0	169.0	0.39	0.39	\$300	\$77,320	\$1.78	100.00	FW319	1881.605	FOSTERS WHITE SAND #3 SEC 19	402	NON LAKE 100
13-019-024-00	6584 JANE	01/10/25	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$18,000	22.50	\$49,374	\$54,000	\$44,399	168.2	169.0	0.78	0.78	\$321	\$69,588	\$1.60	200.00	FW319	1865.571	FOSTERS WHITE SAND #3 SEC 19	401	NON LAKE 100
13-019-029-00	6565 JANE	06/24/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$50,900	19.58	\$228,209	\$58,191	\$26,400	100.0	169.0	0.39	0.39	\$582	\$149,977	\$3.44	100.00	FW319	1881.6	FOSTERS WHITE SAND #3 SEC 19	401	NON LAKE 100
13-018-113-00	6607 MYRTELLE	05/04/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$131,000	48.16	\$281,223	\$15,499	\$24,722	100.9	177.0	0.49	0.49	\$154	\$31,760	\$0.73	120.00	FWS18	1814/595	FOSTERS WHITE SAND SHORES SEC 18	401	NON LAKE 60'
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$124,258	\$25,090	\$19,348	50.3	130.0	0.14	0.14	\$499	\$179,214	\$4.11	47.00	FWS18	1819/723	FOSTERS WHITE SAND SHORES SEC 18	401	INDIAN TRAIL
13-014-097-21	MC BRIDE & B STREETS	04/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,200	24.40	\$24,384	\$50,000	\$24,384	132.5	164.0	0.65	0.66	\$377	\$76,923	\$1.77	160.00	MCB14	1871.739		MCBR	0
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$14,152	\$22,000	\$14,152	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122	WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE
\$254,780 711.3 \$358 Use for 60' Lots FWSS																								
13-018-047-00	5351 INDIAN TRAIL	03/27/25	\$243,034	WD	03-ARM'S LENGTH	\$243,034	\$62,900	25.88	\$199,415	\$48,606	\$18,727	48.6	130.0	0.13	0.13	\$999	\$362,731	\$8.33	45.00	FWS18	1871.454	FOSTERS WHITE SAND SHORES SEC 18	401	INDIAN TRAIL
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$124,258	\$25,090	\$19,348	50.3	130.0	0.14	0.14	\$499	\$179,214	\$4.11	47.00	FWS18	1819/723	FOSTERS WHITE SAND SHORES SEC 18	401	INDIAN TRAIL
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$203,873	\$36,000	\$23,100	60.0	125.0	0.17	0.17	\$600	\$209,302	\$4.80	60.00	FWS18	1817/794	FOSTERS WHITE SAND SHORES SEC 18	401	INDIAN TRAIL
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$11,040	\$14,000	\$11,040	62.4	130.0	0.19	0.19	\$224	\$74,866	\$1.72	62.50	MLW14	1844.321	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$11,040	\$15,000	\$11,040	62.4	130.0	0.19	0.19	\$240	\$80,214	\$1.84	62.50	MLW14	1844.319	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$14,152	\$22,000	\$14,152	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122	WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE
\$160,696 343.1 \$468 Use for Indian Trail																								
13-018-048-00	5349 INDIAN TRAIL	06/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,800	29.85	\$124,258	\$25,090	\$19,348	50.3	130.0	0.14	0.14	\$499	\$179,214	\$4.11	47.00	FWS18	1819/723	FOSTERS WHITE SAND SHORES SEC 18	401	INDIAN TRAIL
13-018-088-00	5409 INDIAN TRAIL	06/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$78,200	43.44	\$203,873	\$36,000	\$23,100	60.0	125.0	0.17	0.17	\$600	\$209,302	\$4.80	60.00	FWS18	1817/794	FOSTERS WHITE SAND SHORES SEC 18	401	INDIAN TRAIL
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$11,040	\$14,000	\$11,040	62.4	130.0	0.19	0.19	\$224	\$74,866	\$1.72	62.50	MLW14	1844.321	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$11,040	\$15,000	\$11,040	62.4	130.0	0.19	0.19	\$240	\$80,214	\$1.84	62.50	MLW14	1844.319	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$14,152	\$22,000	\$14,152	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122	WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE
\$112,090 294.5 \$381 Use for Stevens Sub																								
13-014-049-00	6755 HILLTOP	08/28/25	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$124,400	36.06	\$309,908	\$63,767	\$28,675	84.1	112.0	0.26	0.26	\$758	\$248,121	\$5.70	100.00	HTH14	1888.4	HILL TOP HAVEN SEC 14	401	NON LAKE
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$11,040	\$14,000	\$11,040	62.4	130.0	0.19	0.19	\$224	\$74,866	\$1.72	62.50	MLW14	1844.321	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$11,040	\$15,000	\$11,040	62.4	130.0	0.19	0.19	\$240	\$80,214	\$1.84	62.50	MLW14	1844.319	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-014-097-21	MC BRIDE & B STREETS	04/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,200	24.40	\$24,384	\$50,000	\$24,384	132.5	164.0	0.65	0.66	\$377	\$76,923	\$1.77	160.00	MCB14	1871.739		MCBR	0
\$142,767 341.4 \$418 Use for Hilltop																								
13-014-062-00	6811 CLAIRE	04/21/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$137,400	53.88	\$310,550	\$51,000	\$28,500	150.0	254.0	0.88	0.88	\$340	\$58,286	\$1.34	150.00	MBP14	1814/126	M&B'S W/ PRIVATE LAKE ACCESS SEC14	401	CLARE LANE
13-019-015-00	MYRTELLE	06/30/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,200	44.00	\$26,400	\$30,000	\$26,400	100.0	169.0	0.39	0.39	\$300	\$77,320	\$1.78	100.00	FW319	1881.605	FOSTERS WHITE SAND #3 SEC 19	402	NON LAKE 100
13-016-205-00	VANS ROAD	07/05/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,800	36.57	\$36,993	\$35,000	\$36,993	146.8	159.0	0.69	0.69	\$238	\$50,432	\$1.16	190.00	PS216	1789/429		PHILP	0
\$116,000 396.8 \$292 Use for Claire Lane																								
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$11,040	\$14,000	\$11,040	62.4	130.0	0.19	0.19	\$224	\$74,866	\$1.72	62.50	MLW14	1844.321	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$11,040	\$15,000	\$11,040	62.4	130.0	0.19	0.19	\$240	\$80,214	\$1.84	62.50	MLW14	1844.319	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$14,152	\$22,000	\$14,152	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122	WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE
13-014-097-21	MC BRIDE & B STREETS	04/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,200	24.40	\$24,384	\$50,000	\$24,384	132.5	164.0	0.65	0.66	\$377	\$76,923	\$1.77	160.00	MCB14	1871.739		MCBR	0
\$101,000 316.7 \$319 Use for MarLouWill																								
13-014-101-00	MC BRIDE	10/06/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$8,100	101.25	\$14,152	\$8,000	\$14,152	76.9	100.0	0.21	0.21	\$104	\$38,647	\$0.89	90.00	MCB14	1829/323	MCBRIDES SUB SEC 14	402	NON LAKE
13-014-097-21	MC BRIDE & B STREETS	04/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,200	24.40	\$24,384	\$50,000	\$24,384	132.5	164.0	0.65	0.66	\$377	\$76,923	\$1.77	160.00	MCB14	1871.739		MCBR	0
13-013-087-00	WHIPPOORWILL HAVEN	11/07/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$4,600	20.91	\$14,152	\$22,000	\$14,152	59.5	170.0	0.20	0.20	\$370	\$112,821	\$2.59	50.00	WH213	1832/122	WHIPPOORWILL HAVEN #2 SEC 13	402	NON-LAKE
\$80,000 268.9 \$298 Use for McBrides																								
13-012-03																								

Residential Neighborhood Land Analysis for 2026 roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
\$258,953 1,020.7 \$254 Use for Phip Bch Sub 1 & 2 Use for Lone Pine Beach Trail road next to Phip Bch Sub Use for Huron Dr 50' in Johnson Park																								
13-016-256-00	6587 SYLVA BEACH	02/24/25	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,100	34.15	\$133,888	\$30,426	\$29,314	93.1	117.0	0.27	0.27	\$327	\$113,108	\$2.60	100.00	SBS16	1869/406	SLYVIA BEACH SUB SEC 16	401	NON LAKE
13-016-257-10	6577 SYLVA BEACH	07/16/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,500	46.76	\$188,629	\$45,671	\$49,300	156.5	117.0	0.54	0.54	\$292	\$85,048	\$1.95	200.00	SBS16	1883.682 & A883.346	SLYVIA BEACH SUB SEC 16	401	NON LAKE
13-015-244-50	OLD SAND	07/06/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$10,400	80.00	\$24,121	\$13,000	\$24,121	62.2	196.0	0.27	0.27	\$209	\$48,148	\$1.11	60.00	SQS15	1821/500	SMALLEYS QUARRY SHORE SUBS SEC 15	402	NON LAKE
13-015-201-00	SAND RD	08/16/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,500	32.86	\$26,807	\$35,000	\$26,807	71.0	165.0	0.27	0.27	\$493	\$129,630	\$2.98	71.00	SQS15	1825/168	SMALLEYS QUARRY SHORE SUBS SEC 15	402	NON LAKE
\$124,097 382.7 \$324 Use for Sylva Bch 5.16 Use for Sandy Hts Bch 5.16 Use for Lacourse FH 5.16																								
13-014-217-00	6683 BLAKE	09/18/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,300	45.58	\$108,393	\$7,732	\$21,125	61.9	183.0	0.26	0.26	\$125	\$29,738	\$0.68	62.00	RLH14	1827/742	RUSH LAKE HEIGHTS SEC 14	401	NON LAKE
13-014-273-00	6707 OSBOURN	09/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,800	40.46	\$153,134	\$42,991	\$21,125	61.9	183.0	0.26	0.26	\$694	\$165,350	\$3.80	62.00	RLH14	1856.589	RUSH LAKE HEIGHTS SEC 14	401	NON LAKE
13-019-015-00	MYRTELLE	06/30/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,200	44.00	\$26,400	\$30,000	\$26,400	100.0	169.0	0.39	0.39	\$300	\$77,320	\$1.78	100.00	FW319	1881.605	FOSTERS WHITE SAND #3 SEC 19	402	NON LAKE 100
13-016-205-00	VANS ROAD	07/05/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,800	36.57	\$36,993	\$35,000	\$36,993	146.8	159.0	0.69	0.69	\$238	\$50,432	\$1.16	190.00	PS216	1789/429		PHILP	0
13-014-097-21	MC BRIDE & B STREETS	04/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,200	24.40	\$24,384	\$50,000	\$24,384	132.5	164.0	0.65	0.66	\$377	\$76,923	\$1.77	160.00	MCB14	1871.739		MCBR	0
13-015-201-00	SAND RD	08/16/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,500	32.86	\$26,807	\$35,000	\$26,807	71.0	165.0	0.27	0.27	\$493	\$129,630	\$2.98	71.00	SQS15	1825/168	SMALLEYS QUARRY SHORE SUBS SEC 15	402	NON LAKE
\$200,723 574.2 \$350 RLH																								
13-014-292-00	6710 JAMES	07/21/25	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$105,300	40.66	\$206,566	\$94,314	\$41,880	75.1	100.0	0.21	0.21	\$1,257	\$455,623	\$10.46	90.00	SOS14	1883.684	SHADY OAKS SUB SEC 14	401	NON LAKE
13-014-300-00	6678 JAMES	04/08/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,500	45.68	\$215,199	\$37,200	\$37,200	100.0	400.0	0.92	0.92	\$420	\$45,753	\$1.05	100.00	SOS14	1843.43	SHADY OAKS SUB SEC 14	401	NON LAKE
\$136,315 175.1 \$779 Will use \$420 for James Rd Shady Oaks 11.15.21 Vacant nearby lot sold for \$50,000																								
13-015-088-00	ARBUTUS	07/11/24	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$11,800	59.00	\$39,186	\$20,000	\$39,186	168.2	150.0	0.69	0.69	\$119	\$29,028	\$0.67	200.00	SLS15	1850.422	SLAVINS SUB SEC 15	402	NON LAKE
13-015-090-00	ARBUTUS	06/26/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,300	31.50	\$23,300	\$20,000	\$23,300	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00	SLS15	1820/781	SLAVINS SUB SEC 15	402	NON LAKE
13-015-094-00	ARBUTUS	05/21/24	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$14,000	40.00	\$46,600	\$35,000	\$46,600	200.0	300.0	0.69	0.34	\$175	\$50,872	\$1.17	200.00	SLS15	1847.26	SLAVINS SUB SEC 15	402	NON LAKE
13-015-095-00	4073 ARBUTUS	06/23/23	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$22,500	26.79	\$72,725	\$34,575	\$23,300	100.0	150.0	0.34	0.34	\$346	\$100,509	\$2.31	100.00	SLS15	1820/783	SLAVINS SUB SEC 15	401	NON LAKE
13-014-097-21	MC BRIDE & B STREETS	04/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,200	24.40	\$24,384	\$50,000	\$24,384	132.5	164.0	0.65	0.66	\$377	\$76,923	\$1.77	160.00	MCB14	1871.739		MCBR	0
\$159,575 700.7 \$228 Will use \$225 for Slavin's - Arbutus Drive Use for Johnson Park - Huron Dr 100'																								
13-015-295-50	4075 CAPTAINS	09/19/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$97,200	32.95	\$278,592	\$44,250	\$44,631	297.5	234.2	1.60	1.60	\$149	\$27,674	\$0.64	300.00	DWV15	1856.753	DRIFTWOOD VILLAGE	401	NON LAKE
13-015-296-00	6645 JAMES	11/14/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,400	42.69	\$330,472	\$27,500	\$19,635	130.9	196.0	0.57	0.57	\$210	\$48,501	\$1.11	126.00	DWV15	1861.62	DRIFTWOOD VILLAGE	401	NON LAKE
13-015-088-00	ARBUTUS	07/11/24	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$11,800	59.00	\$39,186	\$20,000	\$39,186	168.2	150.0	0.69	0.69	\$119	\$29,028	\$0.67	200.00	SLS15	1850.422	SLAVINS SUB SEC 15	402	NON LAKE
13-015-090-00	ARBUTUS	06/26/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,300	31.50	\$23,300	\$20,000	\$23,300	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00	SLS15	1820/781	SLAVINS SUB SEC 15	402	NON LAKE
13-015-094-00	ARBUTUS	05/21/24	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$14,000	40.00	\$46,600	\$35,000	\$46,600	200.0	300.0	0.69	0.34	\$175	\$50,872	\$1.17	200.00	SLS15	1847.26	SLAVINS SUB SEC 15	402	NON LAKE
13-014-097-21	MC BRIDE & B STREETS	04/02/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$12,200	24.40	\$24,384	\$50,000	\$24,384	132.5	164.0	0.65	0.66	\$377	\$76,923	\$1.77	160.00	MCB14	1871.739		MCBR	0
\$196,750 1,029.1 \$191 Will use \$190 for Driftwood Village Props																								
13-015-163-00	4424 SAND	01/12/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,800	31.61	\$208,651	\$43,025	\$46,676	120.3	231.0	0.74	0.74	\$358	\$57,985	\$1.33	140.00	SQS15	1837/318	SMALLEYS QUARRY SHORE SUBS SEC 15	401	NON LAKE
13-015-191-00	4343 COCHRAN	04/02/25	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$55,000	34.06	\$105,793	\$53,330	\$28,597	73.7	245.0	0.41	0.41	\$724	\$131,679	\$3.02	72.00	SQS15	1873.272	SMALLEYS QUARRY SHORE SUBS SEC 15	401	NON LAKE
13-015-196-00	4390 NEW SAND	07/11/24	\$164,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$164,900	\$80,300	48.70	\$190,601	\$41,778	\$67,479	173.9	269.0	0.64	0.45	\$240	\$65,176	\$1.50	206.00	SQS15	1850.609	SMALLEYS QUARRY SHORE SUBS SEC 15	401	NON LAKE
13-015-209-00	4332 NEW SAND	10/09/24	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$58,300	28.86	\$185,238	\$44,473	\$27,711	71.4	213.0	0.35	0.35	\$623	\$128,164	\$2.94	71.00	SQS15	1857.571	SMALLEYS QUARRY SHORE SUBS SEC 15	401	NON LAKE
13-015-244-50	OLD SAND	07/06/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$10,400	80.00	\$24,121	\$13,000	\$24,121	62.2	196.0	0.27	0.27	\$209	\$48,148	\$1.11	60.00	SQS15	1821/500	SMALLEYS QUARRY SHORE SUBS SEC 15	402	NON LAKE
13-015-201-00	SAND RD	08/16/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,500	32.86	\$26,807	\$35,000	\$26,807	71.0	165.0	0.27	0.27	\$493	\$129,630	\$2.98	71.00	SQS15	1825/168	SMALLEYS QUARRY SHORE SUBS SEC 15	402	NON LAKE
13-015-198-00	4384 NEW SAND	09/08/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,200	55.44	\$303,423	\$43,000	\$44,082	113.6	147.0	0.48	0.48	\$378	\$89,770	\$2.06	142.00	SQS15	1827/251	SMALLEYS QUARRY SHORE SUBS SEC 15	401	NON LAKE
\$273,606 686.1 \$399 Use for SQS																								
13-014-016-00	6703 MORRISON	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,900	35.56	\$240,336	\$23,393	\$13,729	56.7	95.0	0.13	0.13	\$412	\$178,573	\$4.10	60.00	SSB14	1814/1	SUNSHINE BEACH SUB SEC 14	401	NON LAKE
13-014-180-00	MARY ANNE	05/24/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$5,100	36.43	\$11,040	\$14,000	\$11,040	62.4	130.0	0.19	0.19	\$224	\$74,866	\$1.72	62.50	MLW14	1844.321	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-014-181-00	4768 MARY ANNE	04/25/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$5,100	34.00	\$11,040	\$15,000	\$11,040	62.4	130.0	0.19	0.19	\$240	\$80,214	\$1.84	62.50	MLW14	1844.319	MARY LOU WILL SUBS SEC 14	402	NON LAKE
13-015-244-50	OLD SAND	07/06/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$10,400	80.00	\$24,121	\$13,000	\$24,121	62.2	196.0	0.27	0.27	\$209	\$48,148	\$1.11	60.00	SQS15	1821/500	SMALLEYS QUARRY SHORE SUBS SEC 15	402	NON LAKE
13-015-201-00	SAND RD	08/16/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,500	32.86	\$26,807	\$35,000	\$26,807	71.0	165.0	0.27	0.27	\$493	\$129,630	\$2.98	71.00	SQS15	1825/168	SMALLEYS QUARRY SHORE SUBS SEC 15	402	NON LAKE
13-015-090-00	ARBUTUS	06/26/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,300	31.50	\$23,300	\$20,000	\$23,300	100.0	150.0	0.34	0.34	\$200	\$58,140	\$1.33	100.00	SLS15	1820/781	SLAVINS SUB SEC 15	402	NON LAKE
\$120,393 414.6 \$290 Use for Sunshine Beach - Morrison & Old Coach																								
13-014-373-00	3779 SHADY LANE	07/21/25	\$184,500	WD	03-ARM'S LENGTH	\$184,500	\$55,000	29.81	\$185,514	\$30,939	\$21,500	100.0	192.0	0.44	0.44	\$309	\$70,156	\$1.61	100.00	SHS14	1883.691	SUNSHINE HEIGHTS SUBS SEC 14	401	NON LAKE
13-014-364-00	SHADY LANE	10/10/25	\$38,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$38,000	\$16,200	42.63	\$32,382	\$38,000	\$32,382	150.6	173.0	0.55	0.28	\$252	\$68,592	\$1.57	140.00	SHS14	1895.536	13-014-363-00	SUNSF	0
Will use \$252 for Sunshine Hts Use for Windy Oaks - Heather Ln																								
13-013-084-10	WHIPPOORWILL HAVEN	07/31/25	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$11,900	31.32	\$23,800	\$38,000	\$23,800	100.0	170.0	0.39	0.39	\$380								

M & B Land Analysis for 2026																							
11-018-032-00	SAND	06/22/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$13,100	65.50	\$28,376	\$20,000	\$28,376	149.3	154.9	0.78	0.78	\$134	\$25,575	\$0.59	220.00	018NR	1820.626	S-WOODED RESIDENTIAL	
11-016-009-50	RED OAK	03/03/22	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$11,600	51.56	\$21,375	\$22,500	\$21,375	0.0	0.0	0.95	0.95	#DIV/0!	\$23,684	\$0.54	0.00	401PR	1778.93	R-RES PINNEBOG RIVER PROPERTIES	
11-018-080-30	ACORN vacant	05/10/23	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$9,200	40.00	\$19,926	\$23,000	\$19,926	104.9	226.0	0.55	0.55	#DIV/0!	\$42,202	\$0.97	105.00	401PR	1814.752	S-WOODED RESIDENTIAL	
11-017-044-00	2575 WEAVER	12/28/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,900	41.00	\$88,698	\$20,867	\$19,565	0.0	0.0	0.91	0.91	#DIV/0!	\$22,931	\$0.53	0.00	401MB	1804.222	S-WOODED RESIDENTIAL	
11-018-044-20	SAND	12/03/24	\$34,500	OTH	03-ARM'S LENGTH	\$34,500	\$12,900	37.39	\$29,879	\$34,500	\$29,879	135.8	308.0	1.05	1.05	\$254	\$32,888	\$0.76	151.77	401PR	1862.706	S-WOODED RESIDENTIAL	
									\$120,867					4.24			\$29,456					1 Ac = \$28,000	
																	\$28,533						
11-018-003-40	WEAVER	12/29/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,000	48.00	\$24,048	\$25,000	\$24,048	0.0	0.0	1.51	1.51	#DIV/0!	\$16,600	\$0.38	0.00	401MB	1836.366	S-WOODED RESIDENTIAL	
11-008-063-80	Loosemore	09/24/21	\$29,000	WD					\$29,000					1.84			\$15,761						
13-015-293-40	SAND	08/26/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,700	52.33	\$31,400	\$30,000	\$31,400	0.0	0.0	1.84	1.84	#DIV/0!	\$16,304	\$0.37	0.00	M&B15	1887.562		
11-018-045-68	WEAVER	08/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,300	44.33	\$28,821	\$30,000	\$28,821	151.7	523.2	2.00	2.00	\$198	\$15,000	\$0.34	166.50	401MB	1824.26	S-WOODED RESIDENTIAL	
11-018-003-45	Sand - vacant	07/08/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,100	43.67	\$26,272	\$30,000	\$26,272			1.78	1.78		\$16,816					1.5 Ac = \$30,500	
									\$114,000					7.13			\$15,903						
11-018-003-40	WEAVER	12/29/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,000	48.00	\$24,048	\$25,000	\$24,048	0.0	0.0	1.51	1.51	#DIV/0!	\$16,600	\$0.38	0.00	401MB	1836.366	S-WOODED RESIDENTIAL	
11-018-003-45	Sand - vacant	07/08/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,100	43.67	\$26,272	\$30,000	\$26,272			1.78	1.78		\$16,816						
13-015-293-40	SAND	08/26/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,700	52.33	\$31,400	\$30,000	\$31,400	0.0	0.0	1.84	1.84	#DIV/0!	\$16,304	\$0.37	0.00	M&B15	1887.562		
									\$85,000					5.13			\$16,569					2 Ac = \$33,000	
11-018-003-45	Sand - vacant	07/08/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,100	43.67	\$26,272	\$30,000	\$26,272			1.78	1.78		\$16,816	\$0.37					
13-015-293-40	SAND	08/26/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,700	52.33	\$31,400	\$30,000	\$31,400	0.0	0.0	1.84	1.84	#DIV/0!	\$16,304	\$0.37	0.00	M&B15	1887.562		
13-015-285-07	4230 SAND	09/20/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,200	28.40	\$49,430	\$36,450	\$35,880	0.0	0.0	2.61	2.61	#DIV/0!	\$13,966	\$0.32	0.00	M&B15	1796/223	M&B SECTIONS 13-21	
13-015-285-08	4240 SAND	10/24/22	\$33,500	WD	03-ARM'S LENGTH	\$33,500	\$14,200	42.39	\$35,880	\$33,500	\$35,880	0.0	0.0	2.61	2.61	#DIV/0!	\$12,835	\$0.29	0.00	M&B15	1799/289	M&B SECTIONS 13-21	
									\$129,950					8.84			\$14,694					2.5 Ac = \$38,000	
																						3 Ac = \$45,000	
11-017-031-10	WEAVER	10/27/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$0	0.00	\$54,320	\$60,000	\$54,320	0.0	0.0	3.88	3.88	#DIV/0!	\$15,464	\$0.36	0.00	401PR	1799.685	R-RFS PINNEBOG RIVER PROPERTIES	
11-017-031-10	WEAVER	04/11/25	\$74,000	MIC	03-ARM'S LENGTH	\$74,000	\$27,300	36.89	\$54,680	\$74,000	\$54,680	0.0	0.0	3.88	3.88	#DIV/0!	\$19,072	\$0.44	0.00	401PR	1873.111	R-RFS PINNEBOG RIVER PROPERTIES	
11-017-032-10	WEAVER	11/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$0	0.00	\$56,800	\$65,000	\$56,800	0.0	0.0	4.20	4.20	#DIV/0!	\$15,476	\$0.36	0.00	401PR	1801.351	R-RFS PINNEBOG RIVER PROPERTIES	
11-017-028-35	WEAVER	09/22/23	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$20,900	38.70	\$57,400	\$54,000	\$57,400	0.0	0.0	4.35	4.35	#DIV/0!	\$12,414	\$0.28	0.00		1828.359	R-RFS PINNEBOG RIVER PROPERTIES	
									\$253,000					16.31			\$15,512					4 ac = \$60,000	
11-010-015-50	7100 KENNEDY	11/22/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$71,500	35.77	\$181,555	\$73,480	\$55,135	0.0	0.0	5.79	5.79	#DIV/0!	\$12,691	\$0.29	0.00	401MB	1801.651	S-WOODED RESIDENTIAL	
11-018-003-10	SAND	07/07/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,700	28.14	\$55,200	\$70,000	\$55,200	0.0	0.0	5.80	5.80	#DIV/0!	\$12,069	\$0.28	0.00	401MB	1821.414	S-WOODED RESIDENTIAL	
11-018-003-25	LOOSFMORF	10/31/22	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$14,300	22.03	\$59,295	\$64,900	\$59,295	0.0	0.0	6.43	6.43	#DIV/0!	\$10,093	\$0.23	0.00	401MB	1799.787	S-WOODED RESIDENTIAL	
13-013-159-50	6765 OAK BEACH	08/04/21	\$192,750	WD	03-ARM'S LENGTH	\$192,750	\$66,800	34.66	\$198,823	\$70,927	\$77,000	0.0	0.0	7.00	7.00	#DIV/0!	\$10,132	\$0.23	0.00	M&B13	1754.431	M&B SECTIONS 13-21	
13-018-006-20	PORT AUSTIN	12/29/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$103,400	\$100,000	\$103,400	0.0	0.0	8.32	8.32	#DIV/0!	\$12,019	\$0.28	0.00	OIP18	1836/456	M&B SECTIONS 13-21	
									\$379,307					33.34			\$11,377					5 ac = \$70,000	
																						6 ac = \$78,000	
																						7 ac = \$84,000	
13-018-006-20	PORT AUSTIN	12/29/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$103,400	\$100,000	\$103,400	0.0	0.0	8.32	8.32	#DIV/0!	\$12,019	\$0.28	0.00	OIP18	1836/456	M&B SECTIONS 13-21	
13-023-002-08	CHAMPAGNE	08/21/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$15,000	23.08	\$75,010	\$65,000	\$75,010	0.0	0.0	10.01	10.01	#DIV/0!	\$6,494	\$0.15	0.00	RURR	1825/468	M&B SECTIONS 20-23	
11-011-005-50	SAND	06/23/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$21,000	23.33	\$80,000	\$90,000	\$80,000	0.0	0.0	10.00	10.00	#DIV/0!	\$9,000	\$0.21	0.00	401MB	1820.581	T-WOODED/RFC	
11-018-005-00	LOOSFMORF	06/27/24	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$40,800	30.33	\$81,500	\$134,500	\$81,500	0.0	0.0	10.30	10.30	#DIV/0!	\$13,058	\$0.30	0.00	401MB	1849.488	S-WOODED RESIDENTIAL	
13-019-034-40	SYIVA	04/11/25	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,400	37.11	\$66,792	\$90,000	\$66,792	0.0	0.0	9.45	9.45	#DIV/0!	\$9,524	\$0.22	0.00	MB19-	1873.178		
									\$479,500					48.08			\$9,973					10 ac = \$100,000	
13-013-125-01	CHAMPAGNE & SAND	08/30/24	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$0	0.00	\$127,520	\$117,500	\$127,520	0.0	0.0	16.88	16.88	#DIV/0!	\$6,961	\$0.16	0.00	M&B13	1854.723	M&B SECTIONS 13-21	
13-026-005-50		10/29/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$25,800	24.57	\$83,140	\$105,000	\$83,140	0.0	0.0	15.76	15.76	#DIV/0!	\$6,662	\$0.15	0.00	W&RFC	1860.309		
11-018-045-65	WEAVER	08/15/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$29,700	27.00	\$93,300	\$110,000	\$93,300	0.0	0.0	12.66	12.66	#DIV/0!	\$8,689	\$0.20	0.00	401MB	1827.746	S-WOODED RESIDENTIAL	
13-016-024-00	TRAIL	04/18/24	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$32,900	19.95	\$107,400	\$164,900	\$107,400	0.0	0.0	12.90	12.90	#DIV/0!	\$12,783	\$0.29	0.00	M&B16	1843.785	M&B SECTIONS 13-21	
									\$497,400					58.20			\$8,546					15 ac = 127,500	

Rural Residential Land Analysis for 2026

Farm / Woods / Ag splits / Rural lots					M & B S. 20 - 23				
Acres	Value	used	\$ / sq ft	\$ / acre	Acres	Value	\$ / sq ft	\$ / acre	
1	\$ 13,068.00	\$ 13,100.00	\$ 0.30	\$ 13,068.00	1.00	\$ 13,068.00	\$0.30	\$ 13,068.00	
1.5	\$ 16,335.00	\$ 16,300.00	\$ 0.25	\$ 10,890.00	1.50	\$ 16,335.00	\$0.25	\$ 10,890.00	
2	\$ 18,295.20	\$ 18,300.00	\$ 0.21	\$ 9,147.60	2.00	\$ 18,295.20	\$0.21	\$ 9,147.60	
2.5	\$ 21,780.00	\$ 21,800.00	\$ 0.20	\$ 8,712.00	2.50	\$ 21,780.00	\$0.20	\$ 8,712.00	
3	\$ 26,136.00	\$ 26,200.00	\$ 0.20	\$ 8,712.00	3.00	\$ 26,136.00	\$0.20	\$ 8,712.00	
4	\$ 33,105.60	\$ 33,100.00	\$ 0.19	\$ 8,276.40	4.00	\$ 33,105.60	\$0.19	\$ 8,276.40	
5	\$ 37,026.00	\$ 37,000.00	\$ 0.17	\$ 7,405.20	5.00	\$ 37,026.00	\$0.17	\$ 7,405.20	
7	\$ 51,836.40	\$ 51,800.00	\$ 0.17	\$ 7,405.20	7.00	\$ 51,836.40	\$0.17	\$ 7,405.20	
10	\$ 69,696.00	\$ 69,700.00	\$ 0.16	\$ 6,969.60	10.00	\$ 69,696.00	\$0.16	\$ 6,969.60	(2) 10 acres sales fall in line with Rural lots
15	\$ 104,544.00	\$ 104,500.00	\$ 0.16	\$ 6,969.60	15.00	\$ 104,544.00	\$0.16	\$ 6,969.60	Will use Rural Res land table for these properties
20	\$ 121,968.00	\$ 122,000.00	\$ 0.14	\$ 6,098.40	20.00	\$ 121,968.00	\$0.14	\$ 6,098.40	
25	\$ 141,570.00	\$ 141,600.00	\$ 0.13	\$ 5,662.80	25.00	\$ 141,570.00	\$0.13	\$ 5,662.80	
30	\$ 156,816.00	\$ 156,800.00	\$ 0.12	\$ 5,227.20	30.00	\$ 156,816.00	\$0.12	\$ 5,227.20	
40	\$ 191,664.00	\$ 191,700.00	\$ 0.11	\$ 4,791.60	40.00	\$ 191,664.00	\$0.11	\$ 4,791.60	
50	\$ 217,800.00	\$ 217,800.00	\$ 0.10	\$ 4,356.00	50.00	\$ 217,800.00	\$0.10	\$ 4,356.00	
100	\$ 348,480.00	\$ 348,500.00	\$ 0.08	\$ 3,484.80	100.00	\$ 348,480.00	\$0.08	\$ 3,484.80	
Parcel Number	Sale Date	Sale Price	Residual Acres	\$ / Acre	Residual Sq Ft	\$ / Sq Ft			
11-012-011-10	2/5/2024	\$ 12,500.00	0.844	\$ 14,810	36,765	\$ 0.34			
06-003-017-00	12/11/2023	\$ 10,000.00	0.889	\$ 11,249	38,725	\$ 0.26			
06-003-016-00	3/8/2024	\$ 12,000.00	0.889	\$ 13,498	38,725	\$ 0.31			
		\$ 34,500.00	2.622	\$ 13,158	114,214	\$ 0.30	1 acre		
06-003-017-00	12/11/2023	\$ 10,000.00	0.889	\$ 11,249	38,725	\$ 0.26			
06-003-016-00	3/8/2024	\$ 12,000.00	0.889	\$ 13,498	38,725	\$ 0.31			
15-016-001-61	10/6/2022	\$ 22,000.00	1.857	\$ 11,847	80,891	\$ 0.27			
	aggregate	\$ 44,000.00	3.635	\$ 12,105	158,341	\$ 0.28			
				\$ 10,890			0.25	1.5 acres	
	mean	\$ 14,666.00	1.5	\$ 9,777		\$ 0.22			
15-016-001-61	10/6/2022	\$ 22,000.00	1.857	\$ 11,847	80,891	\$ 0.27			
06-008-010-60	12/27/2004	\$ 17,000.00	2.269	\$ 7,492	98,838	\$ 0.17			
06-008-010-60	6/2/2022	\$ 18,500.00	2.269	\$ 8,153	98,838	\$ 0.19			
06-011-008-60	8/1/2023	\$ 24,000.00	2.457	\$ 9,768	107,027	\$ 0.22			
		\$ 81,500.00	8.852	\$ 9,207	385,593	\$ 0.21	2 acres		
06-008-010-60	12/27/2004	\$ 17,000.00	2.269	\$ 7,492	98,838	\$ 0.17			
06-008-010-60	6/2/2022	\$ 18,500.00	2.269	\$ 8,153	98,838	\$ 0.19			
06-011-008-60	8/1/2023	\$ 24,000.00	2.457	\$ 9,768	107,027	\$ 0.22			
		\$ 59,500.00	6.995	\$ 8,506	304,702	\$ 0.20	2.5 acres		
06-008-010-60	12/27/2004	\$ 17,000.00	2.269	\$ 7,492	98,838	\$ 0.17			
06-008-010-60	6/2/2022	\$ 18,500.00	2.269	\$ 8,153	98,838	\$ 0.19			
06-011-008-60	8/1/2023	\$ 24,000.00	2.457	\$ 9,768	107,027	\$ 0.22			
06-011-008-70	8/1/2023	\$ 32,000.00	3.573	\$ 8,956	155,640	\$ 0.21			
		\$ 91,500.00	10.568	\$ 8,658	460,342	\$ 0.20	3 acres		
06-011-008-60	8/1/2023	\$ 24,000.00	2.457	\$ 9,768	107,027	\$ 0.22			
06-011-008-70	8/1/2023	\$ 32,000.00	3.573	\$ 8,956	155,640	\$ 0.21			
15-016-001-60	9/7/2022	\$ 27,500.00	3.608	\$ 7,622	157,164	\$ 0.17			

AG ECF Analysis for 2026 roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual House & Bldgs	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
28-003-001-00	7589 BERNE	10/21/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,500	46.60	\$256,971	\$46,964	\$218,036	\$318,425	0.685		TWP RUR	13.8306	OLD FARM HOUSE		
08-033-033-00	KILMANAGH	07/31/24	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$77,000	35.40	\$226,153	\$40,720	\$176,780	\$248,806	0.711	1,392	RR	11.2525	HOUSE & MISC		
08-036-006-10	2240 VOLZ	12/09/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,600	43.17	\$125,942	\$19,288	\$125,712	\$177,806	0.707		RR	11.6021	OLD FARM HOUSE		
11-021-005-50	6160 LACKIE	07/28/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,400	31.78	\$186,443	\$40,057	\$234,943	\$210,325	1.117	1,620	401RU	29.4011	MANUFACTURED		
11-025-001-01	433 OAK BEACH	07/29/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,900	44.40	\$246,385	\$22,600	\$202,400	\$304,738	0.664		101AG	15.8861	CAPE		
28-024-006-50	6853 BRODERICK	10/31/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,700	35.09	\$211,137	\$19,326	\$210,674	\$193,761	1.087	0	TWP RUR	26.4250	OLD FARM HOUSE		
28-035-040-11	2167 S CASEVILLE	06/27/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,700	48.95	\$228,441	\$17,000	\$203,000	\$296,086	0.686		TWP RUR	13.7427	REMODELED FARM		
28-023-010-00	1285 S CASEVILLE	06/17/24	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$72,800	40.92	\$144,382	\$21,000	\$156,900	\$173,777	0.903		TWP RUR	7.9843	1900 FRAME		
28-002-002-00	7039 BERNE	11/22/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$83,600	43.54	\$194,120	\$13,800	\$178,200	\$210,123	0.848	0	TWP RUR	2.5036	MANUFACTURED		
Totals:			\$1,947,400			\$1,947,400	\$795,200		\$1,819,974		\$1,706,645	\$2,133,847				2.3241			
								Sale. Ratio =>	40.83					E.C.F. =>	0.800	Std. Deviation=>	0.17770969		
AG ECF HOMES & AG BUILDINGS								Std. Dev. =>	5.79					Ave. E.C.F. =>	0.823	Ave. Variance=>	14.7364	Coefficient of Var=>	17.90491197

AG SALES ANALYSIS FOR 2026 ROLL													
Class	Parcel Number	Grantor	GRANTEE	Sale Date	Sale Price	TOTAL ACRES	VALUE TO TILE & OTHER LAND IMPROVEMENTS	VALUE TO BLDGS & OTHER IMPROV AT TIME OF SALE WITH 1,000 RES	VALUE TO ALL BLDGS WITH ECF	RESIDUAL TO LAND	TOTAL ASSESS-ABLE ACRES	EQUIV. ACRES ASSUMING G. Woods is 100% & Woods is 30%	PRICE PER #1 ACRE WITH WOODS
102	11-033-002-00	STEIN ADAM & NICOLE TRUST	MAURER DANIEL J & MELANIE J	4/21/2023	230,000	38	8,000	-	-	222,000	37.22	22.16	10,018
101	13-032-011-55	DUFTY PEGGY ANN	SMITH DENSON & LEANNE	11/8/2023	526,440	38.87	14,400	19,949	14,291	497,749	37.87	36.84	13,511
102	13-025-009-00&036-008-00	MOORE MARGARET & ETAL	T L BUSHEY FARMS	2/23/2024	1,130,000	115.54	57,800	-	-	1,072,200	109.93	102.886	10,421
			Lake		2,686,440	269.91	118,200	-	-	1,791,949	185.02	161.886	11,069

Will use \$11,000 for #1 ground Lake 2026