

2026 TOWNSHIP/VILLAGE LAND ANALYSIS (ACREAGE 1-7) RES, AG & COMM VACANT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class
05-10-020-003-00	4067 W EDDY SCHOOL RD	10/19/23	\$20,000	\$3,100	15.50	\$7,174	\$20,000	1.00	1.00	\$20,000	00001	TOWNSHIP	402
05-10-035-013-20		07/26/23	\$11,500	\$0	0.00	\$7,611	\$11,500	1.29	1.29	\$8,915	00001	TOWNSHIP	402
05-10-035-013-11	1428 MOUNTAIN VIEW CT	07/26/23	\$11,500	\$0	0.00	\$7,670	\$11,500	1.30	1.30	\$8,846	00001	TOWNSHIP	402
05-10-030-005-35		11/20/24	\$8,000	\$25,000	312.50	\$8,378	\$8,000	1.42	1.42	\$5,634	00001	TOWNSHIP	402
05-10-036-005-55		05/07/24	\$12,000	\$8,400	70.00	\$12,715	\$12,000	2.16	2.16	\$5,568	00001	TOWNSHIP	402
05-10-031-046-10		12/20/24	\$18,000	\$11,400	63.33	\$17,228	\$18,000	2.92	2.92	\$6,164	00002	TOWNSHIP	402
05-10-028-010-30		08/27/24	\$22,500	\$16,000	71.11	\$24,131	\$22,500	4.09	4.09	\$5,501	00001	TOWNSHIP	402
05-10-025-011-45		02/14/25	\$22,500	\$19,300	85.78	\$29,244	\$22,500	4.95	4.95	\$4,545	00001	TOWNSHIP	402
05-10-024-028-00		05/17/23	\$15,000	\$11,300	75.33	\$26,550	\$15,000	5.00	5.00	\$3,000	00001	TOWNSHIP	402
Totals:			\$141,000	\$94,500		\$140,701	\$141,000	24.13	24.13				
					Sale. Ratio =>	67.02			Average				
								per Net Acre=>	5,844.56				

ALL RES, AG & COMM ACREAGE 1-7 ACRES ROUNDED \$5,800

2026 TOWNSHIP/VILLAGE LAND ANALYSIS (ACREAGE 10-20+) RES, AG & COMM VACANT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class
05-10-002-002-00		02/22/24	\$14,000	\$16,200	115.71	\$42,714	\$14,000	10.58	10.00	\$1,324	00001	TOWNSHIP	402
05-10-036-005-70		01/24/25	\$34,000	\$19,800	58.24	\$39,683	\$34,000	11.02	11.02	\$3,084	00001	TOWNSHIP	402
05-10-036-005-70		01/24/25	\$48,000	\$19,800	41.25	\$39,683	\$48,000	11.02	11.02	\$4,355	00001	TOWNSHIP	402
05-10-035-003-20	5260 E EDELWEISS DR	12/14/23	\$50,000	\$15,800	31.60	\$42,120	\$50,000	10.53	10.53	\$4,748	00001	TOWNSHIP	402
05-10-027-002-30		01/10/24	\$60,000	\$25,300	42.17	\$67,400	\$60,000	16.85	16.85	\$3,561	00001	TOWNSHIP	402
05-10-035-012-00		10/21/24	\$79,000	\$18,900	23.92	\$37,728	\$79,000	10.48	10.48	\$7,538	00001	TOWNSHIP	402
Totals:			\$285,000	\$115,800		\$269,328	\$285,000	70.48	69.91				
					Sale. Ratio =>	40.63			Average				
								per Net Acre	4,043.64				

ALL RES, AG & COMM ACREAGE 10-20+ ACRES ROUNDED \$4,000

OUTLIER NOT USED

05-10-031-002-20		10/06/23	\$180,000	\$22,300	12.39	\$59,520	\$180,000	14.88	14.88	\$12,097	00001	TOWNSHIP	402
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2026 TOWNSHIP/VILLAGE LAND ANALYSIS (ACREAGE 30-100) RES, AG & COMM VACANT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class
05-10-005-007-20		06/18/24	\$170,000	\$75,600	44.47	\$105,784	\$170,000	37.78	37.78	\$4,500	00001	TOWNSHIP	402
05-10-020-006-00	4687 AERO PARK DR	06/17/24	\$82,900	\$95,000	114.60	\$132,930	\$82,900	37.98	37.98	\$2,183	200	TOWNSHIP	202
05-10-004-011-00		08/26/24	\$270,000	\$86,000	31.85	\$224,000	\$270,000	80.00	80.00	\$3,375	00001	TOWNSHIP	402
05-10-025-007-00		10/18/24	\$124,200	\$73,100	58.86	\$191,400	\$124,200	80.42	80.42	\$1,544	00001	TOWNSHIP	402
Totals:			\$647,100	\$329,700		\$654,114	\$647,100	236.18	236.18				
					Sale. Ratio =>	50.95			Average				
								per Net Acre=>	2,739.86				

ALL RES, AG & COMM ACREAGE 30+ ACRES ROUNDED \$2,700

2026 TOWNSHIP SUB LOTS (00001) LAND ANALYSIS (ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class
05-10-020-011-00	3211 S DERENZY RD	03/20/25	\$245,000	\$110,200	44.98	\$16,503	100.0	200.0	\$165	00001	TOWNSHIP	401
05-10-034-016-01	5630 SCHUSS MOUNTA	02/14/25	\$72,000	\$0	0.00	\$22,555	128.0	101.1	\$176	00001	TOWNSHIP	401
Totals:			\$317,000	\$110,200		\$39,058	228.0					
					Sale. Ratio =>	34.76						
							AVG PER FF:	\$171				

TOWNSHIP FRONT FOOT USED: \$171

2026 THE FARM GOLF CLUB CONDO (00002) LAND ANALYSIS (VACANT LOT SALES)

Parcel Number	Street Address	Sale Date	Adj Sale \$	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	ECF Area	Land Table	Class	
05-10-165-001-00	3003 KELLY	05/02/23	\$15,000	\$15,000	\$2,500	16.67	00002	FARM CONDO/CENT HILLS	401	VAC LAND
05-10-165-020-00	2590 MONT	08/10/23	\$12,000	\$12,000	\$2,500	20.83	00002	FARM CONDO/CENT HILLS	401	VAC LAND
Totals:			\$27,000	\$27,000	\$5,000					
							Sale. Ratio =>	18.52		

AVERAGE SALE PRICE PER UNIT/SITE \$13,500

UNIT/SITE VALUE USED: \$13,500

2026 INTERMEDIATE LAKE (00004) LAND ANALYSIS (ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class
05-10-101-020-01	220 S INTERMEDIATE LK RD	07/11/24	\$750,000	\$0	0.00	\$268,960	\$681,040	100.0	266.0	\$6,810	00004	INTERMEDIATE LAKE	401
05-10-101-026-00	186 S INTERMEDIATE LK RD	08/11/23	\$724,000	\$158,800	21.93	\$448,746	\$487,254	106.0	400.0	\$4,597	00004	INTERMEDIATE LAKE	401
05-10-102-006-00	136 S INTERMEDIATE LK RD	10/11/24	\$721,500	\$230,200	31.91	\$580,251	\$341,249	100.0	400.0	\$3,412	00004	INTERMEDIATE LAKE	401
05-10-175-013-00	564 S INTERMEDIATE LK RD	11/10/23	\$410,000	\$144,900	35.34	\$383,821	\$241,179	115.0	320.0	\$2,097	00004	INTERMEDIATE LAKE	401
05-10-425-008-00	2120 WALLEYE LN	07/27/23	\$500,000	\$191,100	38.22	\$530,745	\$219,255	200.0	340.0	\$1,096	00004	INTERMEDIATE LAKE	401
05-10-425-010-00	2080 WALLEYE LN	02/14/25	\$669,900	\$262,400	39.17	\$675,200	\$194,700	100.0	177.0	\$1,947	00004	INTERMEDIATE LAKE	401
05-10-425-013-01	2028 WALLEYE LN	06/21/24	\$279,900	\$94,500	33.76	\$237,847	\$122,553	161.0	172.9	\$761	00004	INTERMEDIATE LAKE	401

Totals: \$4,055,300 \$1,081,900 \$3,125,570 \$2,287,230 882.0

Sale. Ratio => 26.68

AVG PER FF: \$2,593

FRONT FOOT VALUE USED (ROUNDED): \$2,600

2026 LAKE BELLAIRE LAND ANALYSIS (VACANT LAND & ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class
05-10-031-017-00	5536 PARADISE LN	08/14/23	\$600,000	\$162,200	27.03	\$484,593	\$337,423	74.0	175.0	\$4,559	00009	LAKE BELLAIRE LAKEFRONT	401
05-10-031-031-11		12/20/23	\$35,000	\$0	0.00	\$12,000	\$35,000	120.0	245.0	\$292	00009	LAKE BELLAIRE BACK LOT	402

Totals: **\$635,000** **\$162,200** **\$496,593** **\$372,423** **194.0**

Sale. Ratio => 25.54

AVG PER FF: \$1,920

LAKEFRONT PER FRONT FOOT USED: \$4,559

BACK LOT FRONT FOOT USED: \$292

2026 VILLAGE/RIVER (00077) LAND ANALYSIS (VACANT & ABSTRACTION METHOD)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class
05-41-019-003-15		09/12/23	\$348,000	\$145,700	41.87	\$352,206	\$73,794	240.0	150.0	\$307	00076	077 VILLAGE/RIVER	402
05-41-019-001-00	319 CEDAR ST.	04/08/24	\$477,150	\$221,600	46.44	\$487,783	\$38,207	111.0	151.0	\$344	00076	077 VILLAGE/RIVER	401
05-41-125-001-00		06/07/24	\$500,000	\$60,500	12.10	\$121,000	\$500,000	220.0	300.0	\$2,273	00076	077 VILLAGE/RIVER	402
Totals:			\$1,325,150	\$427,800		\$960,989	\$612,001	571.0					
					Sale. Ratio =>	32.28			AVG PER FF:	\$1,072			

FRONT FOOT USED \$1,072

2026 CENTENNIAL HILLS CONDOMINIUM (170) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	ECF Area	Land Table	Class
05-10-170-011-00		09/17/24	\$15,500	\$6,800	43.87	00002	CENTENNIAL HILLS	402
05-10-170-015-00		06/29/23	\$5,000	\$6,600	132.00	00002	CENTENNIAL HILLS	402
05-10-170-031-00		05/26/23	\$12,500	\$6,600	52.80	00002	CENTENNIAL HILLS	402
05-10-170-033-00	2410 MONTGOMERY F	05/01/24	\$12,000	\$6,800	56.67	00002	CENTENNIAL HILLS	402
Totals:			\$84,500	\$40,000				
				Sale. Ratio =>	47.34			

AVERAGE SALE PRICE PER UNIT/SITE \$11,250

UNIT/SITE VALUE USED (ROUNDED): \$11,200

2026 HAWKS EYE GOLF CLUB CONDOMINIUM ASSOCIATION (235) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	ECF Area	Land Table	Class
05-10-235-008-00		09/09/24	\$5,549	\$4,200	75.69	00002	HAWKS EYE	402
05-10-235-011-00		04/21/23	\$4,000	\$3,600	90.00	00002	HAWKS EYE	402
05-10-235-015-00		09/30/24	\$8,000	\$4,200	52.50	00002	HAWKS EYE	402
05-10-235-036-00	5007 SPARROW HAWK	08/16/23	\$6,000	\$3,600	60.00	00002	HAWKS EYE	401
05-10-235-042-00	3400 BROAD WINGED \	01/05/24	\$5,000	\$3,600	72.00	00002	HAWKS EYE	402
05-10-235-046-00		09/15/23	\$17,000	\$3,600	21.18	00002	HAWKS EYE	402
05-10-235-059-00		12/06/24	\$4,000	\$4,200	105.00	00002	HAWKS EYE	402
05-10-235-070-00		11/08/24	\$8,500	\$4,200	49.41	00002	HAWKS EYE	402
05-10-235-087-00	4972 HAWKS SPUR (VA	08/22/24	\$8,000	\$4,200	52.50	00002	HAWKS EYE	402
05-10-235-088-00		08/17/23	\$7,000	\$3,600	51.43	00002	HAWKS EYE	402
05-10-235-091-00		05/10/24	\$5,500	\$4,200	76.36	00002	HAWKS EYE	402
05-10-235-098-00		05/30/24	\$10,000	\$4,200	42.00	00002	HAWKS EYE	402
05-10-235-115-00		11/26/24	\$9,000	\$4,200	46.67	00002	HAWKS EYE	402
05-10-235-120-00		06/14/24	\$9,000	\$4,200	46.67	00002	HAWKS EYE	402
05-10-235-123-00		10/19/23	\$4,500	\$3,600	80.00	00002	HAWKS EYE	402
05-10-235-124-00		12/23/24	\$12,000	\$4,200	35.00	00002	HAWKS EYE	402
05-10-235-126-00		10/06/23	\$13,000	\$3,600	27.69	00002	HAWKS EYE	402
05-10-235-157-00	5875 FALCONS REST (V.	04/04/24	\$5,000	\$4,200	84.00	00002	HAWKS EYE	402
05-10-235-159-00		12/06/23	\$5,526	\$3,600	65.15	00002	HAWKS EYE	402
05-10-235-170-00		11/27/24	\$4,500	\$4,200	93.33	00002	HAWKS EYE	402
05-10-235-186-00		09/15/23	\$7,800	\$3,600	46.15	00002	HAWKS EYE	402
05-10-235-191-00		08/25/23	\$3,500	\$3,600	102.86	00002	HAWKS EYE	402
05-10-235-193-00		11/27/24	\$4,000	\$4,200	105.00	00002	HAWKS EYE	402
05-10-235-213-00		01/16/25	\$10,000	\$4,200	42.00	00002	HAWKS EYE	402
05-10-235-239-00	2418 HAWKS EYE DR	04/11/24	\$4,000	\$4,200	105.00	00002	HAWKS EYE	401
05-10-235-245-00		11/26/24	\$4,500	\$4,200	93.33	00002	HAWKS EYE	402
05-10-235-246-00		11/26/24	\$5,250	\$4,200	80.00	00002	HAWKS EYE	402
05-10-235-258-00		08/29/24	\$4,000	\$4,200	105.00	00002	HAWKS EYE	402
05-10-235-265-00		08/18/23	\$15,000	\$3,600	24.00	00002	HAWKS EYE	402
05-10-235-275-00	2215 ROBINSON RIDGE	10/18/24	\$8,000	\$4,200	52.50	00002	HAWKS EYE	402
05-10-235-302-00		06/28/24	\$8,000	\$4,200	52.50	00002	HAWKS EYE	402
05-10-235-305-00		10/23/24	\$10,000	\$4,200	42.00	00002	HAWKS EYE	402
05-10-235-307-00		10/23/24	\$10,000	\$4,200	42.00	00002	HAWKS EYE	402
05-10-235-308-00		10/20/23	\$13,500	\$3,600	26.67	00002	HAWKS EYE	402
05-10-235-310-00		10/19/23	\$13,250	\$3,600	27.17	00002	HAWKS EYE	402
05-10-235-311-00		09/08/23	\$15,250	\$3,600	23.61	00002	HAWKS EYE	402
05-10-235-313-00		10/19/23	\$5,000	\$3,600	72.00	00002	HAWKS EYE	402
05-10-235-318-00		11/21/24	\$8,500	\$4,200	49.41	00002	HAWKS EYE	402
05-10-235-319-00		03/29/25	\$7,000	\$4,200	60.00	00002	HAWKS EYE	402

2026 SKY LODGE (32) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	Adj. Sale\$	Asd. when Sold	Asd/Adj. Sale	ECF Area	Land Table	Class
05-10-180-004-00		06/22/23	\$5,000	\$1,000	20.00	00002	SKY LODGE AREA	402
05-10-180-007-00		06/05/24	\$5,000	\$1,000	20.00	00002	SKY LODGE AREA	402
05-10-180-009-00		06/17/24	\$1,000	\$1,000	100.00	00002	SKY LODGE AREA	402

Totals: \$11,000 \$3,000

Sale. Ratio => 27.27

AVERAGE SALE PRICE PER UNIT/SITE \$3,667

UNIT/SITE VALUE USED \$3,000

(MORE CURRENT SALES TRENDING DOWN)

2026 CEDAR RIVER VILLAGE CONDOMINIUM (34) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	ECF Area	Land Table	Class
05-10-155-013-00		05/17/24	\$8,000	\$4,300	53.75	00002	CEDAR RIVER VILLAGE	402
05-10-155-016-00	5917 TROON NORTH	10/30/24	\$19,000	\$4,300	22.63	00002	CEDAR RIVER VILLAGE	402
05-10-155-034-00	5122 CROOKED STICK	03/14/25	\$19,000	\$4,300	22.63	00002	CEDAR RIVER VILLAGE	402
05-10-155-106-00		04/26/24	\$25,000	\$4,300	17.20	00002	CEDAR RIVER VILLAGE	402
05-10-155-111-00	5714 SYCAMORE HILL	06/27/24	\$13,500	\$4,300	31.85	00002	CEDAR RIVER VILLAGE	402
05-10-155-112-00		07/27/23	\$10,000	\$4,300	43.00	00002	CEDAR RIVER VILLAGE	402
05-10-155-113-00		09/28/23	\$14,500	\$4,300	29.66	00002	CEDAR RIVER VILLAGE	402
05-10-155-131-00		06/29/23	\$4,501	\$4,300	95.53	00002	CEDAR RIVER VILLAGE	402
05-10-155-165-00		05/28/24	\$7,500	\$4,300	57.33	00002	CEDAR RIVER VILLAGE	402
05-10-155-189-00		02/27/25	\$8,900	\$4,300	48.31	00002	CEDAR RIVER VILLAGE	402
05-10-155-193-00		12/15/23	\$13,000	\$4,300	33.08	00002	CEDAR RIVER VILLAGE	402
05-10-155-195-00		10/23/24	\$4,000	\$4,300	107.50	00002	CEDAR RIVER VILLAGE	402

Totals: \$146,901 \$51,600

Sale. Ratio => 35.13

AVERAGE SALE PRICE PER UNIT/SITE \$12,242

UNIT/SITE VALUE USED (ROUNDED): \$12,000

2026 VALLEY VIEW (40) & EAST POINTE (41) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	rs of	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Class
05-10-400-035-00		08/23/23	03- A	\$10,000	\$10,000	100.00	\$10,000	200.0	224.0	\$50	00002	VALLEY VIEW	402
05-10-400-048-00		09/25/23	03- A	\$14,000	\$4,700	33.57	\$14,000	94.0	235.0	\$149	00002	VALLEY VIEW	402
Totals:				\$24,000	\$14,700		\$24,000	294.0					
						Sale. Ratio =>		61.25					
								AVG PER FF:	\$82				

FRONT FOOT USED \$82

2026 POINTS WEST II CONDOMINIUM (42) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	ECF Area	Land Table	Class
05-10-285-004-00		06/21/23	\$6,000	\$12,800	213.33	00002	LEGEND/PTS WEST II CONDOS	402
Totals:			\$6,000	\$12,800	213.33			

AVERAGE SALE PRICE PER UNIT/SITE \$6,000

UNIT/SITE VALUE USED: \$6,000

2026 SPRING RIDGE CONDOMINIUM (570) LAND ANALYSIS (VACANT LOTS)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	ECF Area	Land Table	Class
05-10-570-008-00		04/18/23	\$1,000	\$2,500	250.00	00002	SPRING RIDGE	402
05-10-570-013-00		12/15/23	\$3,500	\$2,500	71.43	00002	SPRING RIDGE	402
05-10-570-013-01	4044 SPUR PATH ('	08/07/24	\$11,000	\$2,500	22.73	00002	SPRING RIDGE	402
05-10-570-024-00		08/30/24	\$10,000	\$2,500	25.00	00002	SPRING RIDGE	402
Totals:			\$45,750	\$10,000				
				Sale. Ratio =>	19.70			

AVERAGE SALE PRICE PER SITE/UNITE \$6,375

UNIT/SITE VALUE USED (ROUNDED): \$6,400