

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood CDRHT.CEDAR HEIGHTS, Last Edited: 06/06/2022

Rates for Rate Table 'CEDAR HEIGHTS', (Acres)
CORNER LOT : 42,500 (Not included in total acreage calculation)
AVERAGE LOT : 42,500 (Not included in total acreage calculation)
ABOVE AVERAGE : 45,000 (Not included in total acreage calculation)

} \$50,000

Cedar Heights 2023

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	Lot Size	PP/SF
41-02-22-202-011	3/10/2023	250000	20%	50000		
41-02-22-202-007	7/15/2022	315000	20%	63000		
41-02-22-202-016	6/15/2021	440000	20%	88000		

Use \$50,000 for all

> for all

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood CLEAR.CLEAR LAKE, Last Edited: 04/15/2020

Values for Acreage Table 1: 'CLEAR LAKE REM ACRE'

1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 0
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 0	40 Acre: 0
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'CLEAR LAKE', (Acres)
BLD SITE ON LK : 42,000
BLD SITE OFF LK: 37,000

no recent sales

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood CRESC.CRESCENT MEADOWS, Last Edited: 06/06/2022

Rates for Rate Table 'CRESCENT MEADOWS', (Units)
AVERAGE SITE : 55,000

✓ Same

Crescent Meadows

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	Lot Size	PP/SF
41-02-27-126-0002	2/17/2022	280000	20%	56000		
41-02-27-126-009	2/8/2022	326000	20%	65200		
41-02-27-126-021	9/3/2021	276100	20%	55220		
			Use	55,000		

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood DRE**.DEER RUN ESTATES, Last Edited: 06/06/2022

Rates for Rate Table 'DEER RUN', (SqFt)

RD FNT LOT : 42000.00
AVE LOT : 42000.00
ABOVE AVE LOT : 42000.00
CUL-DE-SAC : 42000.00
PHASE 2 (2002) : 42000.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

> 54,000

Deer Run Estates

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	Lot Size	PP/SF
41-02-09-451-051	12/21/2022	270000	20%	54000	AVE	
41-02-09-451-051	10/25/2022	200000	20%	40000	Duplicate	
41-02-09-451-046	10/7/2022	325000	20%	65000	AVE	
41-02-09-451-050	10/4/2022	305000	20%	61000	AVE	
41-02-09-451-025	7/1/2022	275000	20%	55000	Phase 2	
41-02-09-451-031	5/27/2022	305000	20%	61000	Phase 2	
	Use			54,000		

Unit: 27 - SOLON TOWNSHIP

Rates/Values for Neighborhood HARM*.HARMONY FARMS, Last Edited: 06/06/2022

Rates for Rate Table 'RESIDENTIAL LOTS', (Units)

LOTS 1-31 : 50,000

LOTS 32-69 : 50,000

Harmony Farms

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	Lot Size	PP/SF
41-02-31-227-029	2/24/2023	311800	20%	62360		
41-02-31-227-013	10/3/2022	316000	20%	63200		
41-02-31-227-043	8/24/2022	325000	20%	65000		
41-02-31-227-012	5/25/2022	266000	20%	53200		
41-02-31-227-030	4/1/2022	315000	20%	63000		
41-02-31-227-066	2/17/2022	246505	20%	49301		
41-02-31-227-011	12/10/2021	341000	20%	68200		
41-02-31-227-049	11/30/2021	323000	20%	64600		
41-02-31-227-051	11/19/2021	270000	20%	54000		
41-02-31-227-052	11/12/2021	259900	20%	51980		
41-02-31-227-003	11/2/2021	255000	20%	51000		
41-02-31-227-068	8/6/2021	250000	20%	50000		
	Use			55,000		

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood HCSC*.HICKORY CREEK SITE CONDO, Last Edited: 07/11/2018

Rates for Rate Table 'RATE TABLE 5', (SqFt)

~~CONDO SITE PP : 20000.00~~ > \$35,000
CONDO SITE HC : 20000.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

41-02-06-377-001 \$180,000 6/23/2022 20% \$36,000
41-02-06-377-004 \$222,680 10/31/2022 20% \$44,536

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood LIME.LIME LAKE PROPERTY, Last Edited: 06/06/2022

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'

1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000

Rates for Rate Table 'RATE TABLE 10', (SqFt)

ABOVE AVERAGE	: 44000.00	50,000
AVE SITE/BLDG	: 36000.00	40,000
SMALL LK FRNT	: 25000.00	30,000
AVE NO FRONT	: 25000.00	
ROW	: 0.00	
LAKE ACREAGE	: 0.00	
NO FRNT SMALL	: 2200.00	
LIME LK PRIME	: 65000.00	
UNBUILDABLE?	: 18000.00	20,000
	: 0.00	
	: 0.00	
	: 0.00	
	: 0.00	
	: 0.00	

Neighborhoods Used: LIME.LIME LAKE PROPERTY

1446 16 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-426-055	12/23/2021 LIME	401	210,000	69,220
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	54	140,780	111,725
				E.C.F. 1.260

Ave Site 36000
6.08A 33220



13310 PINE ISLAND DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-377-004	07/06/2021 LIME	401	365,000	68,980
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	74	296,020	245,817
				E.C.F. 1.204

Lime Lk Prim 65,000
1.3A 1980



13340 LIME LAKE DR NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-451-004	05/14/2021 LIME	401	202,000	49,569
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	152,431	64,004
				E.C.F. 2.382

Above Average 44,000 ↗



1611 16 MILE RD NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-02-32-426-049	04/26/2021 LIME	401	350,000	87,088
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	63	262,912	149,870
				E.C.F. 1.754

Above Average 44,000 ↗
9.09A 41,588 ↗



Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood MHP.MOBILE HOME PARKS, Last Edited: 01/16/2019

Sites:
Site 'B': Description: 'Mobile Home' Value: 2,500

Rates for Rate Table 'RATE TABLE 38', (SqFt)

ACREAGE : 8000.00
TILLABLE R : 1000.00
SMALL PARCEL : 1.50
SQUARE FOOT : 0.75
ROAD FRONTAG : 0.00
COMM IND SQU : 0.75
COMM IND SQU : 1.50
COMM IND SQU : 2.00
COMM IND SQU : 2.75
COMM IND SQU : 5.00
COMM IND A : 4000.00
COMM IND A : 5000.00
COMM IND A : 6000.00
COMM IND A : 10000.00
MH REM 17 MILE : 8500.00
MH REM NTHLND : 8500.00
MH REM WT CK : 2500.00
MH STORAGE UNIT: 10000.00
SEASONAL ACRE : 3000.00

Income Approach

Northpointe Farms

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	
41-02-23-101-011	8/11/2021	381500	20%	76300	Average lot
41-02-23-126-031	11/23/2020	245000	20%	49000	Average lot

Average lot
Above Average lot
Wooded

\$50,000
\$52,000
\$54,000

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood OLIN.OLIN LAKE, Last Edited: 06/27/2022

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 0
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 0
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 0
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 0

Rates for Rate Table 'RATE TABLE 10', (SqFt)

ABOVE AVERAGE	: 44000.00
AVE SITE/BLDG	: 30000.00
SMALL LK FRNT	: 22500.00
AVE NO FRONT	: 21000.00
ROW	: 0.00
LAKE ACREAGE	: 0.00
NO FRNT SMALL	: 2200.00
SMALL SITE	: 17500.00
MIN SITE	: 12000.00
OLIN LAKE PRIME	: 60000.00
PRIME AC	: 1.14
	: 0.00
	: 0.00

Unit: 27 - SOLON TOWNSHIP

Rates/Values for Neighborhood OLMEA.OLIN MEADOWS SITE CONDO, Last Edited: 06/13/2022

Sites:

Site 'A':	Description: 'SMALL LOT	'	Value: 36,000	> 40,000
Site 'B':	Description: 'AVERAGE LOT	'	Value: 36,000	
Site 'C':	Description: 'CUL-DE-SAC	'	Value: 40,000	42,000
Site 'D':	Description: 'LARGE LOTS	'	Value: 40,000	48,000

Olin Meadows

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	
41-02-32-303-011	8/3/2021	330000	20%	66000	Large lots
41-02-32-303-005	10/11/2019	215000	20%	43000	Average lot
41-02-32-303-009	5/20/2019	200000	20%	40000	Cul de sac

Small & Average

Cul De Sac

Large Lots

\$40,000

\$42,000

\$48,000

Unit: 27 - SOLON TOWNSHIP

Rates/Values for Neighborhood ORSUB.OLIN RIDGE SUBD, Last Edited: 06/20/2022

Sites:

Site 'A':	Description: 'AVE LOT	'	Value: 43,000	<i>50000</i>
Site 'B':	Description: 'LAKE FRNT LOT	'	Value: 70,000	<i>75000</i>
Site 'C':	Description: 'LARGE LOT	'	Value: 50,000	<i>62000</i>

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'

1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000

Not Used

Olin Ridge

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	
41-02-32-352-021	5/25/2022	313100	20%	62620	Average lot
41-02-32-352-011	10/22/2021	255000	20%	51000	Average lot
41-02-32-352-008	10/7/2021	400050	20%	80010	Large lot
41-02-32-352-003	9/20/2021	260000	20%	52000	Average lot

Average lot	\$50,000
Lake Frnt lot	\$75,000
Large lot	\$62,000

Unit: 27 - SOLON TOWNSHIP

Rates/Values for Neighborhood PNT.N.POINTE NORTH SITE CONDO, Last Edited: 06/20/2022

Rates for Rate Table 'POINTE NORTH', (Acres)

AVERAGE LOT : 45,000

52,000

AVERAGER PLUS : 55,000

62,000

EXCELLENT WOOD : 65,000

72,000

Pointe North

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	
41-02-33-277-007	1/20/2023	366000	20%	73200	Excellent wood
41-02-33-277-008	6/11/2021	365000	20%	73000	Excellent wood
41-02-33-277-007	6/7/2021	371400	20%	74280	Excellent wood

Average lot	52000
Average plus lot	62000
Excellent wood	72000

Increased Average & Average

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood PPSC.PATIENT PINES SITE CONDOS, Last Edited: 06/20/2022

Rates for Rate Table 'RATE TABLE 5', (SqFt)

CONDO SITE PP : 44000.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

50,000

No Sales in stray 4/1/2021 - 3/31/2023

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood RES.RESIDENTIAL ACREAGE, Last Edited: 06/13/2022

Values for Acreage Table 1: 'RESIDENTIAL'					
1 Acre:	25,000	3 Acre:	39,000	10 Acre:	70,000
1.5 Acre:	28,000	4 Acre:	45,000	15 Acre:	85,000
2 Acre:	32,000	5 Acre:	49,000	20 Acre:	110,000
2.5 Acre:	35,000	7 Acre:	58,000	25 Acre:	131,500
				30 Acre:	150,000
				40 Acre:	200,000
				50 Acre:	250,000
				100 Acre:	500,000

Values for Acreage Table 2: '<1 ACRE'					
1 Acre:	26,000	3 Acre:	0	10 Acre:	0
1.5 Acre:	0	4 Acre:	0	15 Acre:	0
2 Acre:	0	5 Acre:	0	20 Acre:	0
2.5 Acre:	0	7 Acre:	0	25 Acre:	0
				30 Acre:	0
				40 Acre:	0
				50 Acre:	0
				100 Acre:	0

Rates for Rate Table 'RES - OTHER', (Acres)		
LOW	: 1,000	1700
ROW	: 0	
BLDG SITE	: 28,000	30,000
HUNTING-LOW	: 1,400	1750
>.70 ACRE	: 19,000	(Not included in total acreage calculation) 21000
MIN SITE VALUE	: 14,000	(Not included in total acreage calculation)
RECLUSE PRIV DR:	15,000	(Not included in total acreage calculation) 16000
CONNOR FARMS	: 10,000	(Not included in total acreage calculation)
RECLUSE DR LRG	: 4,500	
SMALL LAKE	: 20,000	(Not included in total acreage calculation)
POND	: 3,000	(Not included in total acreage calculation)
< .50 ACRE	: 17,000	(Not included in total acreage calculation)

1a - 27,000	3a - 42,000	10 acres - 75,000	30A - 195,000
1.5a - 30,000	4a - 48,000	15 acres - 105,000	40A - 240,000
2a - 34,000	5a - 52,000	20 acres - 140,000	50A - 300,000
2.5A - 37,000	7a - 61,000	25 acres - 175,000	100A - 550,000

				Acrs			
340 Solon St	\$22,000	Mar-21	1				30-326-008
2425 16 Mile Rd	\$27,000	Jul-20	1.1				34-300-016
13230 Algoma Ave	\$27,000	Jul-20	1.1				34-300-015
1855 19 Mile Rd	\$67,500	Dec-21	1.16				16-300-005
3045 Rau	\$32,000	Aug-20	1.23				03-226-023
17935 Simmons	\$35,000	Aug-20	1.37				03-201-022
17306 Violet Ruth	\$34,000	May-22	1.53				05-400-018
17306 Violet Ruth	\$30,000	Sep-20	1.53				05-400-018
1999 19 Mile Rd	\$50,000	Jun-21	1.61				16-300-006
1819 19 Mile Rd	\$67,500	May-21	1.66				16-300-004
16020 Algoma Ave	\$25,000	Sep-21	1.74				15-100-020
3909 Egner St	\$67,000	Jul-21	4.28				14-200-010
14275 Zeike Dr	\$59,900	Jan-21	4.59				27-400-036
2940 18 Mile Rd	\$42,000	Apr-21	5.56				27-200-021
3455 18 Mile Rd	\$132,000	May-21	10.03				23-300-038
3095 Solon	\$155,000	Jul-20	14.76				27-200-033
2604 Wiersma	\$85,000	Aug-20	15				22-300-047
15955 Trenton	\$135,000	Oct-20	17.08		\$7903 per acre		17-400-020
14598 Division	\$144,000	Jan-23	18.81				30-100-028
3857 18 Mile Rd	\$210,000	Jul-20	29.16		\$7201 per acre		23-400-032
14350 Edgerton	\$550,000	Nov-22	38.13		\$14,424 per acre		26-400-042
2262 Quarter Horse	\$74,500	Aug-22		Site Condo			21-429-009
2182 Quarter Horse	\$71,500	Jun-22		Site Condo			21-429-014
2369 Quarter Horse	\$62,100	Mar-22		Site Condo			21-429-037
2155 Quarter Horse	\$62,560	Dec-21		Site Condo			21-429-023
2100 Quarter Horse	\$62,560	Aug-21		Site Condo			21-429-018
17616 Simmons	\$42,000	Jan-20		Lake Access			02-152-009

Saddle Brook

2262 Quarter Horse	\$74,500	Aug-22	Site Condo	21-429-009
2182 Quarter Horse	\$71,500	Jun-22	Site Condo	21-429-014
2369 Quarter Horse	\$62,100	Mar-22	Site Condo	21-429-037
2155 Quarter Horse	\$62,560	Dec-21	Site Condo	21-429-023
2100 Quarter Horse	\$62,560	Aug-21	Site Condo	21-429-018

Use \$62,000

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood SLNWD.SOLON WOODS, Last Edited: 06/20/2022

Rates for Rate Table 'SOLON WOODS', (Acres)
AVERAGE LOT : 50,000 (Not included in total acreage calculation)
REM ACREAGE : 6,000

60,000

No Sales 4/1/2021 - 3/31/2023

Sandtree

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value
41-02-22-401-016	2/24/2023	275901	20%	55180
41-02-22-401-051	1/6/2023	295000	20%	59000
41-02-22-401-012	12/28/2022	275000	20%	55000
41-02-22-401-015	11/14/2022	280000	20%	56000
41-02-22-401-028	9/14/2022	320000	20%	64000
41-02-22-401-024	8/31/2022	280000	20%	56000
41-02-22-401-060	6/30/2022	365000	20%	73000
41-02-22-401-052	6/24/2022	317000	20%	63400
41-02-22-401-069	5/27/2022	293000	20%	58600
41-02-22-401-026	12/14/2021	260000	20%	52000
41-02-22-401-001	11/3/2021	262000	20%	52400
41-02-22-401-003	10/8/2021	268000	20%	53600
41-02-22-401-053	6/4/2021	258000	20%	51600
41-02-22-401-020	5/24/2021	275000	20%	55000
41-02-22-401-067	4/23/2021	276500	20%	55300
41-02-22-401-066	4/22/2021	240000	20%	48000
Ave Bldg Site		\$55,000		
Ave + Site		\$55,000		
Phase 2		\$55,000		

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood SSR.SUNSET RIDGE, Last Edited: 06/20/2022

Rates for Rate Table 'SUNSET RIDGE', (Acres)

BLDG SITE : 50,000 (Not included in total acreage calculation)
L CUL DE SAC : 55,000 (Not included in total acreage calculation)

60,000
67,500

Sunset Ridge

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	
41-02-33-390-016	2/2/2023	415000	20%	83000	Cul De Sac
41-02-33-390-007	8/1/2022	335000	20%	67000	Bldg Site
41-02-33-390-022	7/15/2022	317000	20%	63400	Bldg Site
41-02-33-390-003	5/13/2022	285100	20%	57020	Bldg Site
41-02-33-390-005	11/3/2021	320000	20%	64000	Bldg Site
41-02-33-390-021	6/18/2021	314000	20%	62800	Cul De Sac
41-02-33-390-020	4/26/2021	295000	20%	59000	Cul De Sac

Bldg Site	60000
Cul De Sac	67500

Unit: 27 - SOLON TOWNSHIP

Rates/Values for Neighborhood TRENT.TRENT RIDGE, Last Edited: 06/20/2022

Rates for Rate Table 'TRENT RIDGE', (Units)

AVE LOTS : 50,000

ABOVE AVE LOTS : 50,000

> \$55,000

Trent Ridge

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value
41-02-16-101-012	9/6/2022	281000	20%	56200
41-02-16-101-011	2/11/2022	282000	20%	56400
41-02-16-101-018	11/20/2021	330000	20%	66000
41-02-16-101-001	11/17/2021	259000	20%	51800
41-02-16-101-019	11/4/2021	249500	20%	49900
41-02-16-101-002	8/20/2021	263000	20%	52600
41-02-16-101-040	8/17/2021	256500	20%	51300
41-02-16-101-043	7/26/2021	250000	20%	50000

Ave Lots

Above Ave Lots

\$55,000

\$55,000

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood VISTA.VISTA VIEW, Last Edited: 06/20/2022

Sites:		
Site 'A':	Description: 'FRONT LOT	Value: 50,000
Site 'B':	Description: 'INSIDE LOT	Value: 50,000
Site 'C':	Description: 'OUTSIDE LOT	Value: 50,000
Site 'D':	Description: 'CUL-DE-SAC	Value: 50,000

} \$ 55,000

Vista View

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	Lot
41-02-33-252-013	12/21/2022	295000	20%	59000	Outside lot
41-02-33-252-040	6/15/2022	300000	20%	60000	Outside lot
41-02-33-252-001	4/12/2022	285000	20%	57000	Front lot
41-02-33-252-079	3/23/2022	254575	20%	50915	Inside lot
41-02-33-252-048	1/7/2022	317500	20%	63500	Outside lot
41-02-33-252-072	9/30/2021	310000	20%	62000	Inside lot
41-02-33-252-063	9/29/2021	250000	20%	50000	Inside lot
41-02-33-252-008	8/11/2021	225000	20%	45000	Outside lot
41-02-33-252-069	8/6/2021	255000	20%	51000	Inside lot
41-02-33-252-047	7/23/2021	258000	20%	51600	Outside lot
41-02-33-252-015	5/17/2021	255000	20%	51000	Outside lot

Front Lot	\$55,000
Inside Lot	\$55,000
Outside Lot	\$55,000
Cul-de-sac	\$55,000

Vantage Pointe

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	
41-02-16-251-015	10/21/2022	320000	20%	64000	Average lot
41-02-16-251-001	6/9/2022	350000	20%	70000	Average lot
41-02-16-251-034	10/27/2020	255000	20%	51000	Average lot
41-02-16-251-018	10/1/2020	249900	20%	49980	Average lot
41-02-16-251-015	9/23/2020	234900	20%	46980	Average lot Dupl sale

Average lot	\$55,000
Cul-de-sac	\$60,000
Large lot	\$65,000

Wildwood Valley

Parcel Number	Date of Sale	Sale Price	Land Value Factor	Alloc. Land Value	Lot Size	PP/SF
41-02-18-201-019	12/19/2022	325000	20%	65000		
41-02-18-201-008	12/5/2022	288000	20%	57600		
41-02-18-226-008	10/18/2022	275000	20%	55000		

Bldg Site

\$55,000