

Crescent meadows

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asd/Adj. Sale	Gr. Appraisal	Land Position	Est. Land Value	Net Acres	Total Acres	Deliver/FF	Deliver/acre	Deliver/Spft	ECF Area	Lib/200%	Other Parcels in Bldg	Land Value	Inspected Date	Use Code	Class
41-02-16-251-011	18215 OUTBACK DR NE	10/21/22	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$113,500	35.47	\$344,898	\$35,102	\$60,000	1.90	2.81	RDV01	\$14,475	\$0.42	VP	2.0221E+14		VANTAGE POINTE	8/13/2025	401	401
41-02-33-390-003	13346 SUNSET VIEW DR NE	07/13/22	\$285,100	WD	03-ARMS LENGTH	\$285,100	\$189,800	38.86	\$312,908	\$38,192	\$63,000	1.90	2.81	RDV01	\$14,475	\$0.42	VP	2.0221E+14		SUNSET RIDGE	9/2/2025	401	401
41-02-16-251-001	18259 OUTBACK DR NE	08/09/22	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$128,000	36.57	\$372,775	\$37,225	\$60,000	1.80	1.80	RDV01	\$20,681	\$0.47	VP	2.0220E+14		VANTAGE POINTE	5/27/2025	401	401
41-02-33-253-019	2152 WINSTON VIEW DR	06/26/24	\$308,000	WD	03-ARMS LENGTH	\$308,000	\$143,300	46.72	\$328,307	\$38,693	\$60,000	0.41	0.41	RDV01	\$96,109	\$2.21	VISTA			VISTA VIEW	5/21/2025	401	401
41-02-31-227-012	13820 EAST HARMONY CT	07/23/22	\$266,000	WD	03-ARMS LENGTH	\$266,000	\$113,600	41.35	\$285,351	\$40,649	\$60,000	1.00	0.38	RDV01	\$40,649	\$1.60	HARM	2.0220E+14		HARMONY FARMS	8/20/2025	401	401
41-02-22-401-051	3052 ROOT CT NE	08/18/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$148,700	48.78	\$318,185	\$42,185	\$57,000	0.63	0.63	RDV01	\$89,505	\$1.60	SNDR	2.0240E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-16-101-001	1731 TRENT RIDGE CT NE	10/13/22	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$154,300	47.12	\$296,346	\$48,654	\$57,000	0.55	0.55	RDV01	\$82,707	\$1.90	TRENT	2.0231E+14		TRENT RIDGE	6/11/2025	401	401
41-02-33-126-018	3722 BENNINGTON DR NE	04/27/23	\$408,000	WD	03-ARMS LENGTH	\$408,000	\$158,900	38.95	\$432,053	\$45,947	\$70,000	1.79	1.79	RDV01	\$75,683	\$0.50	NPE**	2.0230E+14		NORTHPOINTE FARMS	8/20/2025	401	401
41-02-33-253-079	2230 AVALON VIEW DR NE	10/30/22	\$281,400	WD	03-ARMS LENGTH	\$281,400	\$114,800	40.72	\$288,299	\$47,102	\$55,000	0.37	0.37	RDV01	\$128,792	\$1.85	VISTA	2.0231E+14		VISTA VIEW	9/27/2025	401	401
41-02-16-101-011	1808 TRENT RIDGE CT NE	08/09/22	\$281,000	WD	03-ARMS LENGTH	\$281,000	\$106,300	37.47	\$299,896	\$47,114	\$57,000	0.59	0.59	RDV01	\$88,126	\$1.84	TRENT	2.0220E+14		TRENT RIDGE	8/11/2025	401	401
41-02-31-227-036	630 EAST HARMONY DR	04/01/22	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$116,000	36.83	\$327,782	\$47,218	\$50,000	1.00	0.42	RDV01	\$47,218	\$1.08	HARM	2.0220E+14		HARMONY FARMS	6/27/2025	401	401
41-02-33-360-016	1971 SUNSET VIEW CT NE	03/23/23	\$418,000	WD	03-ARMS LENGTH	\$418,000	\$148,500	35.02	\$437,488	\$47,510	\$70,000	0.69	0.69	RDV01	\$69,271	\$1.59	SSR	2.0230E+14		SUNSET RIDGE	10/14/2023	401	401
41-02-09-451-050	16425 DOE DR NE	04/01/23	\$343,000	WD	03-ARMS LENGTH	\$343,000	\$133,400	38.89	\$349,703	\$50,287	\$57,000	0.66	0.66	RDV01	\$78,672	\$1.70	DRE**	2.0230E+14		DEER RUN ESTATES	8/6/2025	401	401
41-02-23-126-020	3702 BENNINGTON DR NE	02/28/24	\$415,000	WD	03-ARMS LENGTH	\$415,000	\$159,100	47.98	\$434,023	\$50,977	\$70,000	2.64	2.64	RDV01	\$19,296	\$0.44	NPE**	2.0240E+14		NORTHPOINTE FARMS	10/15/2025	401	401
41-02-33-252-066	2177 WINSTON VIEW DR	08/30/24	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$147,400	46.79	\$318,456	\$51,544	\$55,000	0.59	0.59	RDV01	\$86,774	\$1.99	VISTA	2.0240E+14		VISTA VIEW	5/27/2025	401	401
41-02-31-227-013	13808 EAST HARMONY CT	10/03/22	\$316,000	WD	03-ARMS LENGTH	\$316,000	\$116,100	36.74	\$323,956	\$53,144	\$50,000	1.00	0.42	RDV01	\$53,144	\$1.20	HARM	2.0231E+14		HARMONY FARMS	3/19/2026	401	401
41-02-22-401-010	18445 TREEVALLEY DR NE	08/06/23	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$121,900	42.03	\$294,481	\$52,519	\$57,000	1.04	1.04	RDV01	\$55,254	\$1.10	SNDR	2.0230E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-33-252-050	2281 AVALON VIEW DR NE	08/24/24	\$296,000	WD	03-ARMS LENGTH	\$296,000	\$133,600	45.29	\$301,194	\$54,196	\$60,000	0.42	0.42	RDV01	\$128,792	\$1.85	VISTA	2.0230E+14		VISTA VIEW	5/21/2025	401	401
41-02-33-252-010	2250 WINSTON VIEW DR	08/05/23	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$121,400	39.80	\$311,438	\$53,562	\$60,000	0.42	0.42	RDV01	\$128,924	\$2.91	VISTA	2.0230E+14		VISTA VIEW	5/21/2025	401	401
41-02-33-126-008	3426 BENNINGTON DR NE	10/18/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$126,900	40.94	\$318,434	\$53,566	\$62,000	0.98	0.98	RDV01	\$54,492	\$1.25	NPE**	2.0231E+14		NORTHPOINTE FARMS	8/20/2025	401	401
41-02-33-360-072	13348 SUNSET VIEW DR NE	07/15/22	\$317,000	WD	03-ARMS LENGTH	\$317,000	\$116,400	35.72	\$326,211	\$53,786	\$63,000	0.70	0.70	RDV01	\$76,836	\$1.76	SSR	2.0220E+14		SUNSET RIDGE	9/2/2025	401	401
41-02-18-201-008	16325 WILLOWOOD VALLEY DR NE	12/05/22	\$288,000	WD	03-ARMS LENGTH	\$288,000	\$98,300	33.44	\$291,618	\$54,382	\$54,000	1.09	1.09	RDV01	\$49,893	\$1.15	WV	2.0221E+14		WILLOWOOD VALLEY	8/13/2025	401	401
41-02-31-227-029	842 EAST HARMONY DR	02/24/23	\$311,800	WD	03-ARMS LENGTH	\$311,800	\$113,700	36.47	\$317,298	\$54,502	\$60,000	1.00	0.45	RDV01	\$54,502	\$1.25	HARM	2.0230E+14		HARMONY FARMS	8/27/2025	401	401
41-02-32-302-007	15430 CEDAR LEAF DRIVE PVT	07/15/22	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$115,800	35.81	\$310,202	\$54,798	\$50,000	1.11	1.11	RDV01	\$49,457	\$1.14	CDRHT	2.0220E+14		CEDAR HEIGHTS	8/13/2025	401	401
41-02-33-390-007	13304 SUNSET VIEW DR NE	08/01/22	\$338,000	WD	03-ARMS LENGTH	\$338,000	\$116,100	34.66	\$343,122	\$54,878	\$63,000	0.66	0.66	RDV01	\$116,418	\$2.83	SSR	2.0220E+14		SUNSET RIDGE	9/2/2025	401	401
41-02-31-227-019	13784 EAST HARMONY CT	06/09/23	\$358,000	WD	03-ARMS LENGTH	\$358,000	\$132,600	37.35	\$359,938	\$56,961	\$60,000	1.00	0.39	RDV01	\$56,961	\$1.26	HARM	2.0230E+14		HARMONY FARMS	5/21/2025	401	401
41-02-33-252-001	2378 WINSTON VIEW DR	04/12/22	\$286,000	WD	03-ARMS LENGTH	\$286,000	\$95,200	33.40	\$286,911	\$56,080	\$60,000	0.52	0.52	RDV01	\$106,489	\$2.49	VISTA	2.0220E+14		VISTA VIEW	5/21/2025	401	401
41-02-31-227-005	15915 EAST HARMONY CT	05/10/24	\$321,000	WD	03-ARMS LENGTH	\$321,000	\$132,500	47.33	\$324,603	\$56,337	\$60,000	1.00	0.42	RDV01	\$58,337	\$1.29	HARM	2.0240E+14		HARMONY FARMS	8/20/2025	401	401
41-02-32-401-048	3078 ROOT CT NE	09/06/24	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$144,200	48.52	\$318,239	\$56,701	\$57,000	0.62	0.62	RDV01	\$91,550	\$2.10	SNDR	2.0240E+14		SANDTREE SITE CONDO	6/20/2025	401	401
41-02-23-152-040	2159 AVALON VIEW DR NE	06/11/22	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$108,100	36.03	\$302,873	\$57,077	\$60,000	0.36	0.36	RDV01	\$156,547	\$3.64	VISTA	2.0220E+14		VISTA VIEW	5/21/2025	401	401
41-02-09-451-012	16520 DOE DR NE	07/28/23	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$117,700	38.89	\$304,710	\$57,280	\$57,000	0.62	0.62	RDV01	\$92,853	\$2.13	DRE**	2.0230E+14		DEER RUN ESTATES	6/25/2025	401	401
41-02-22-401-016	2843 LEAF CT NE	02/24/23	\$275,801	WD	03-ARMS LENGTH	\$275,801	\$96,100	34.83	\$275,152	\$57,749	\$57,000	0.57	0.57	RDV01	\$100,608	\$2.31	SNDR	2.0230E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-33-252-060	2303 WINSTON VIEW DR	04/10/24	\$308,000	WD	03-ARMS LENGTH	\$308,000	\$130,200	44.22	\$305,063	\$57,838	\$55,000	0.39	0.39	RDV01	\$147,425	\$3.38	VISTA			VISTA VIEW	5/27/2025	401	401
41-02-16-101-002	1717 TRENT RIDGE CT NE	06/09/23	\$296,000	WD	03-ARMS LENGTH	\$296,000	\$131,200	44.32	\$298,469	\$58,631	\$57,000	0.44	0.44	RDV01	\$132,423	\$3.04	TRENT	2.0230E+14		TRENT RIDGE	8/11/2025	401	401
41-02-33-252-065	2203 WINSTON VIEW DR	11/01/24	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$134,800	45.42	\$304,983	\$60,117	\$55,000	0.47	0.47	RDV01	\$127,155	\$2.92	VISTA	2.0241E+14		VISTA VIEW	5/27/2025	401	401
41-02-09-451-034	16659 ANTLER DR NE	04/06/24	\$311,000	WD	03-ARMS LENGTH	\$311,000	\$129,300	44.71	\$307,314	\$61,686	\$57,000	0.60	0.60	RDV01	\$103,982	\$2.36	DRE**	2.0240E+14		DEER RUN ESTATES	8/20/2025	401	401
41-02-33-227-039	842 EAST HARMONY DR	11/28/24	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$146,100	45.88	\$317,298	\$62,702	\$60,000	1.00	0.45	RDV01	\$62,702	\$1.44	HARM	2.0241E+14		HARMONY FARMS	6/27/2025	401	401
41-02-33-253-038	2155 AVALON VIEW DR NE	05/11/23	\$311,500	WD	03-ARMS LENGTH	\$311,500	\$117,500	37.72	\$308,378	\$63,122	\$60,000	0.36	0.36	RDV01	\$175,330	\$4.03	VISTA	2.0230E+14		VISTA VIEW	5/21/2025	401	401
41-02-16-101-016	18232 TRENT RIDGE DR NE	11/18/24	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$160,400	47.18	\$333,166	\$66,878	\$57,000	0.47	0.47	RDV01	\$136,529	\$3.11	TRENT	2.0241E+14		TRENT RIDGE	6/11/2025	401	401
41-02-22-401-028	15091 BRANCH CT NE	08/14/22	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$130,400	34.19	\$311,831	\$66,069	\$57,000	0.71	0.71	RDV01	\$92,296	\$2.12	SNDR	2.0220E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-32-352-021	13339 OLIN RIDGE DR NE	06/07/24	\$345,000	WD	03-ARMS LENGTH	\$345,000	\$156,800	45.48	\$337,054	\$66,468	\$58,000	1.63	1.63	RDV01	\$41,583	\$0.93	ORSH	2.0240E+14		OLIN RIDGE SUBD	9/2/2025	401	401
41-02-23-126-010	3670 BENNINGTON DR NE	05/21/24	\$421,500	WD	03-ARMS LENGTH	\$421,500	\$182,400	45.85	\$428,034	\$66,468	\$70,000	2.81	2.81	RDV01	\$22,637	\$0.54	NPE**	2.0240E+14		SUNSET RIDGE	8/20/2025	401	

Used (Concluded Land Value)

Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	26,433.56	43,560	1.000	1.61	\$70,132	\$70,132
B:	-0.9086	65,340	1.500	1.11	\$48,352	\$72,527
		87,120	2.000	0.86	\$37,462	\$74,923
		108,900	2.500	0.7	\$30,492	\$76,230
		130,680	3.000	0.59	\$25,700	\$77,101
		174,240	4.000	0.46	\$20,038	\$80,150
		217,800	5.000	0.37	\$16,117	\$80,586
		304,920	7.000	0.27	\$11,761	\$82,328
		435,600	10.000	0.2	\$8,712	\$87,120
		653,400	15.000	0.14	\$6,098	\$91,476
		871,200	20.000	0.11	\$4,792	\$95,832
		1,089,000	25.000	0.09	\$3,920	\$98,010
		1,306,800	30.000	0.07	\$3,049	\$91,476
		1,742,400	40.000	0.06	\$2,614	\$104,544
		2,178,000	50.000	0.05	\$2,178	\$108,900
		4,356,000	100.000	0.02	\$871	\$87,120

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