

Deer Run

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	All. Sale \$	Ass. when Sold	Acq./Ad. Sale	Cor. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Libr/Page	Other Parcels in Sale	Line Table	Inspected Date	Use Code	Class
41-02-16-251-015	18215 OUTBACK DR NE	10/21/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$113,600	35.47	\$344,898	\$35,102	\$60,000	1.90	3.81	#N/A	\$18,475	\$0.47	VP	2.0221E+14		VANTAGE POINTE	8/17/2025	401	401
41-02-33-251-001	13346 SUNSET VIEW DR NE	05/13/22	\$285,100	WD	03-ARM'S LENGTH	\$285,100	\$110,600	38.86	\$312,908	\$36,102	\$63,000	0.55	3.55	#N/A	\$64,336	\$1.48	VP	2.02205E+14		SUNSET RIDGE	9/2/2025	401	401
41-02-16-251-001	16359 OUTBACK DR NE	06/09/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,000	36.57	\$372,775	\$34,225	\$60,000	1.80	1.80	#N/A	\$20,681	\$0.47	VP	2.02206E+14		VANTAGE POINTE	5/27/2025	401	401
41-02-33-252-019	2152 WINSTON VIEW DR	06/26/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$143,900	46.72	\$328,307	\$39,693	\$60,000	0.41	0.41	#N/A	\$96,109	\$2.21	VISTA			VISTA VIEW	5/21/2025	401	401
41-02-31-227-012	13820 EAST HARMONY CT	05/25/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,600	41.95	\$285,351	\$40,649	\$60,000	1.00	3.38	#N/A	\$40,649	\$0.61	HARM*	2.02205E+14		HARMONY FARMS	6/26/2025	401	401
41-02-22-401-051	3082 ROOST CT NE	08/16/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,700	48.78	\$319,188	\$42,811	\$0,000	0.67	0.67	#N/A	\$60,805	\$1.81	SNDTR	2.02208E+14		SANDTREE SITE CONDO	6/26/2025	401	401
41-02-16-101-001	1731 TRENI RIDGE CT NE	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,300	47.12	\$296,346	\$45,654	\$57,000	0.55	0.55	#N/A	\$82,707	\$1.90	TRENT	2.0231E+14		TRENT RIDGE	4/11/2025	401	401
41-02-33-136-018	3722 BENNINGTON DR NE	04/27/23	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$148,900	38.95	\$432,053	\$45,947	\$70,000	1.79	1.79	#N/A	\$25,683	\$0.59	NPF**	2.02308E+14		NORTHPOINTE FARMS	8/20/2025	401	401
41-02-33-255-079	2230 AVALON VIEW DR NE	10/20/23	\$291,400	WD	03-ARM'S LENGTH	\$291,400	\$114,600	40.72	\$298,299	\$47,105	\$55,000	0.37	0.37	#N/A	\$128,702	\$2.86	VISTA	2.0231E+14		VISTA VIEW	1/27/2025	401	401
41-02-16-101-012	1694 TRENT RIDGE CT NE	09/06/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$108,300	37.47	\$290,886	\$47,114	\$57,000	0.59	0.59	#N/A	\$60,126	\$1.84	TRENT	2.02208E+14		TRENT RIDGE	6/11/2025	401	401
41-02-31-227-030	830 EAST HARMONY DR	04/01/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$116,000	36.63	\$327,782	\$47,218	\$68,000	1.00	0.42	#N/A	\$47,218	\$1.08	HARM*	2.02204E+14		HARMONY FARMS	8/27/2025	401	401
41-02-33-252-016	1971 SUNSET VIEW CT NE	02/02/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$148,500	36.62	\$437,480	\$47,520	\$70,000	0.69	0.69	#N/A	\$69,271	\$1.59	SSR	2.02302E+14		SUNSET RIDGE	10/14/2023	401	401
41-02-09-451-050	18425 DOE DR NE	04/03/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$133,400	38.69	\$349,703	\$50,297	\$57,000	0.66	0.66	#N/A	\$76,672	\$1.76	DRE**	2.02304E+14		DEER RUN ESTATES	8/6/2025	401	401
41-02-33-126-020	3763 BENNINGTON DR NE	03/29/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$156,100	47.86	\$434,023	\$50,877	\$70,000	2.54	2.54	#N/A	\$19,256	\$0.44	NPF**	2.02404E+14		VISTA VIEW	10/19/2025	401	401
41-02-33-252-066	2177 WINSTON VIEW DR	08/30/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,400	46.79	\$318,456	\$61,544	\$55,000	0.59	0.59	#N/A	\$86,774	\$1.99	VISTA	2.02409E+14		VISTA VIEW	5/21/2025	401	401
41-02-31-227-013	13808 EAST HARMONY CT	10/03/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$116,100	36.74	\$323,856	\$55,144	\$60,000	1.00	0.42	#N/A	\$52,144	\$1.20	HARM*	2.0221E+14		VISTA VIEW	5/27/2025	401	401
41-02-33-252-010	14945 TREVILLYN DR NE	08/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,900	42.03	\$294,481	\$42,811	\$0,000	1.04	1.04	#N/A	\$20,354	\$1.18	SNDTR	2.02208E+14		HARMONY FARMS	1/19/2025	401	401
41-02-33-252-010	2250 WINSTON VIEW DR	06/05/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,400	39.80	\$311,438	\$53,562	\$60,000	0.42	0.42	#N/A	\$128,924	\$2.91	VISTA	2.02306E+14		VISTA VIEW	5/21/2025	401	401
41-02-33-126-008	3648 BENNINGTON DR NE	10/18/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$126,800	40.94	\$318,434	\$53,566	\$62,000	0.98	0.98	#N/A	\$54,492	\$1.25	NPF**	2.0231E+14		NORTHPOINTE FARMS	8/20/2025	401	401
41-02-33-252-022	13049 SUNSET VIEW DR NE	07/15/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$115,400	36.72	\$326,215	\$53,785	\$63,000	0.70	0.70	#N/A	\$76,836	\$1.76	SSR	2.02207E+14		SUNSET RIDGE	9/2/2025	401	401
41-02-18-201-008	16325 WILLOW VALLEY DR NE	12/05/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$96,300	33.44	\$291,614	\$54,382	\$58,000	1.09	1.09	#N/A	\$43,882	\$1.15	VP	2.02212E+14		WILLOW VALLEY	6/13/2025	401	401
41-02-31-227-029	842 EAST HARMONY DR	02/24/23	\$311,800	WD	03-ARM'S LENGTH	\$311,800	\$113,700	36.47	\$317,288	\$54,502	\$60,000	1.00	0.45	#N/A	\$45,802	\$1.25	HARM*	2.02303E+14		HARMONY FARMS	8/27/2025	401	401
41-02-22-202-007	15430 CEDAR LEAF DRIVE PVT	07/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$112,800	35.81	\$310,202	\$54,798	\$50,000	1.11	1.11	#N/A	\$48,457	\$1.14	CORNT	2.02207E+14		CIDARI HEIGHTS	6/13/2025	401	401
41-02-33-250-007	13294 SUNSET VIEW DR NE	08/01/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$118,100	34.66	\$343,127	\$54,878	\$63,000	0.50	0.50	#N/A	\$110,419	\$2.53	SSR	2.02208E+14		SUNSET RIDGE	9/2/2025	401	401
41-02-31-227-018	13784 EAST HARMONY CT	08/09/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$132,600	37.35	\$359,939	\$55,061	\$60,000	1.00	0.39	#N/A	\$55,061	\$1.26	HARM*	2.02209E+14		HARMONY FARMS	9/2/2025	401	401
41-02-33-252-001	2378 WINSTON VIEW DR	04/12/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,200	33.40	\$288,911	\$50,099	\$60,000	0.52	0.52	#N/A	\$106,489	\$2.49	VISTA	2.02204E+14		VISTA VIEW	5/21/2025	401	401
41-02-31-227-009	13818 EAST HARMONY CT	05/10/24	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$132,500	47.51	\$324,663	\$56,337	\$60,000	1.00	0.42	#N/A	\$56,337	\$1.29	HARM*	2.02405E+14		HARMONY FARMS	8/28/2025	401	401
41-02-33-252-040	3078 ROOST CT NE	08/05/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$144,200	46.52	\$318,238	\$54,761	\$57,000	0.62	0.62	#N/A	\$91,550	\$2.10	SNDTR	2.02404E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-33-252-040	2159 AVALON VIEW DR NE	06/15/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$108,100	36.03	\$302,922	\$57,077	\$66,000	0.38	0.36	#N/A	\$158,547	\$3.64	VISTA	2.02206E+14		VISTA VIEW	6/21/2025	401	401
41-02-09-451-012	16520 DOE DR NE	07/28/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,700	38.59	\$304,710	\$57,290	\$57,000	0.62	0.62	#N/A	\$92,853	\$2.13	DRE**	2.02306E+14		DEER RUN ESTATES	6/25/2025	401	401
41-02-22-401-016	2843 LEAF CT NE	02/24/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$96,100	34.83	\$275,152	\$57,749	\$57,000	0.57	0.57	#N/A	\$100,608	\$2.31	SNDTR	2.02303E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-33-252-010	2303 WINSTON VIEW DR	04/10/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$136,200	44.22	\$305,063	\$57,938	\$55,000	0.39	0.38	#N/A	\$147,425	\$3.38	VISTA			VISTA VIEW	10/7/2025	401	401
41-02-16-101-002	1717 TRENT RIDGE CT NE	06/09/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$131,200	44.32	\$294,469	\$58,531	\$57,000	0.64	0.64	#N/A	\$132,423	\$3.04	TRENT	2.02309E+14		TRENT RIDGE	6/11/2025	401	401
41-02-33-252-085	2203 WINSTON VIEW DR	11/01/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$134,600	43.42	\$304,983	\$60,017	\$55,000	0.47	0.47	#N/A	\$127,155	\$2.92	VISTA	2.02411E+14		VISTA VIEW	5/27/2025	401	401
41-02-09-451-034	16650 ANTLER DR NE	04/05/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$139,500	44.71	\$307,314	\$61,688	\$57,000	0.60	0.60	#N/A	\$107,382	\$2.36	DRE**	2.02404E+14		DEER RUN ESTATES	8/6/2025	401	401
41-02-31-227-028	843 EAST HARMONY DR	11/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,100	46.59	\$317,090	\$62,702	\$60,000	1.00	0.45	#N/A	\$62,702	\$1.44	HARM*	2.02411E+14		HARMONY FARMS	5/27/2025	401	401
41-02-33-252-039	2156 AVALON VIEW DR NE	06/11/23	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$117,500	37.72	\$308,378	\$53,122	\$60,000	0.56	0.38	#N/A	\$73,309	\$4.03	VISTA	2.02305E+14		VISTA VIEW	5/21/2025	401	401
41-02-16-101-016	16232 TRENT RIDGE DR NE	11/18/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$150,400	47.18	\$333,166	\$63,434	\$57,000	0.47	0.47	#N/A	\$135,220	\$3.11	TRENT	2.02411E+14		TRENT RIDGE	6/11/2025	401	401
41-02-33-252-010	3678 ROOST CT NE	09/14/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$109,400	34.19	\$311,931	\$55,668	\$57,000	0.71	0.71	#N/A	\$92,296	\$2.12	SNDTR	2.02209E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-32-002-021	13339 OLIN RIDGE DR NE	06/07/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$158,900	45.48	\$457,054	\$65,946	\$58,000	1.63	1.63	#N/A	\$40,383	\$0.93	SSR	2.02406E+14		OLIN RIDGE SUBD	9/2/2025	401	401
41-02-33-126-016	3670 BENNINGTON DR NE	05/21/24	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$192,400	45.65	\$425,034	\$68,466	\$70,000	2.81	2.81	#N/A	\$23,637	\$0.54	NPF**	2.02405E+14		NORTHPOINTE FARMS	8/20/2025	401	401
41-02-33-250-024	1997 16 MILE RD NE	06/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,000	38.93	\$274,922	\$68,078	\$60,000	1.11	1.11	#N/A	\$61,442	\$1.41	SSR	2.02307E+14		SUNSET RIDGE	8/27/2025	401	401
41-02-21-429-006	2312 QUARTER HORSE DR PVT NE	06/0																					

Used (Concluded Land Value)

Enter A & B		SqFt	Acres	\$/sf	\$/ac	Concluded \$
A:	32,012.08	43,560	1.000	1.4	\$60,984	\$60,984
B:	-0.9399	65,340	1.500	0.95	\$41,382	\$62,073
		87,120	2.000	0.73	\$31,799	\$63,598
		108,900	2.500	0.59	\$25,700	\$64,251
		130,680	3.000	0.5	\$21,780	\$65,340
		174,240	4.000	0.38	\$16,553	\$66,211
		217,800	5.000	0.31	\$13,504	\$67,518
		304,920	7.000	0.22	\$9,583	\$67,082
		435,600	10.000	0.16	\$6,970	\$69,696
		653,400	15.000	0.11	\$4,792	\$71,874
		871,200	20.000	0.08	\$3,485	\$69,696
		1,089,000	25.000	0.07	\$3,049	\$76,230
		1,306,800	30.000	0.06	\$2,614	\$78,408
		1,742,400	40.000	0.04	\$1,742	\$69,696
		2,178,000	50.000	0.04	\$1,742	\$87,120
		4,356,000	100.000	0.02	\$871	\$87,120

Deer
Run