

Parcel Number	Street Address	Sold Date	Sold Price	Year	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj. Sale	Cur. App. adj.	Land Residual	Est. Land Value	Effec. Front	Depth	Net Area	Total Acres	Disturb/Ft	Disturb/Acre	Disturb/SqFt	Actual Front	LCY Area	1000/Perch	Land Value	Gravel	Perch	Inspected Date	Use Code	Class
41-02-21-429-031	3271 QUARTER HORSE DR PVT NE	06/04/22	\$346,000	WD	03-ARMS LENGTH	\$346,000	\$119,000	\$460	\$400,740	\$11,851	\$67,000	0.0	0.0	0.53	0.53	RD/ND	\$27,573	\$0.50	0.00	SD-SC 2.0220E+14	SADDLE BROOK SITE CONDO	0	0	8/13/2025	401		
41-02-29-493-056	16425 DICK DR NE	11/04/22	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$124,100	\$726	\$409,700	\$12,297	\$95,000	0.0	0.0	0.96	0.96	RD/ND	\$18,174	\$0.43	0.00	DR-1 2.0224E+14	DEER RUN ESTATES	0	0	8/6/2025	401		
41-02-33-303-004	9110 DUNBARWOODS DR NE	06/08/24	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$149,500	\$426	\$499,500	\$12,539	\$49,000	0.0	0.0	1.00	1.00	RD/ND	\$12,539	\$0.20	0.00	4110 2.0240E+14	OLMHEADWOODS SITE CONDO	0	0	8/27/2025	401		
41-02-33-352-049	2253 ARLON VIEW DR NE	06/08/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$128,000	\$120	\$370,000	\$18,185	\$60,000	0.0	0.0	0.42	0.42	RD/ND	\$46,229	\$0.06	0.00	VISTA 2.0241E+14	VIAVIEW	0	0	5/21/2025	401		
41-02-33-401-024	2849 BANK CT NE	06/17/22	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$90,000	\$925	\$291,579	\$23,421	\$57,000	0.0	0.0	0.67	0.67	RD/ND	\$34,000	\$0.00	0.00	SD/DR 2.0220E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401		
41-02-33-401-060	14022 TRIVELLY DR NE	06/27/22	\$263,000	WD	03-ARMS LENGTH	\$263,000	\$107,000	\$836	\$370,790	\$28,702	\$57,000	0.0	0.0	0.66	0.66	RD/ND	\$63,822	\$1.10	5.00	SD/DR 2.0220E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401		
41-02-09-451-005	16765 ANTLER DR NE	07/01/22	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$105,700	\$844	\$380,134	\$28,006	\$55,000	0.0	0.0	0.81	0.81	RD/ND	\$41,231	\$1.00	0.00	DR-1 2.0207E+14	DEER RUN ESTATES	0	0	6/25/2025	401		
41-02-10-04-000	15320 WINDY HARBOR NE	10/19/22	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$101,000	\$629	\$376,000	\$27,000	\$50,000	0.0	0.0	0.92	0.92	RD/ND	\$38,261	\$1.00	0.00	DR-1 2.0207E+14	DEER RUN ESTATES	0	0	6/25/2025	401		
41-02-09-451-000	16675 DICK DR NE	06/22/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$112,000	\$478	\$362,047	\$29,500	\$37,000	0.0	0.0	0.47	0.47	RD/ND	\$62,374	\$1.43	0.00	DR-1 2.0209E+14	DEER RUN ESTATES	0	0	5/25/2025	401		
41-02-22-401-031	2835 LEAF CT NE	11/24/22	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$85,500	\$654	\$301,142	\$28,657	\$57,000	0.0	0.0	0.52	0.52	RD/ND	\$67,696	\$1.32	0.00	SD/DR 2.0230E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401		
41-02-18-201-419	16300 WILDWOOD VALLEY DR NE	12/19/22	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$124,000	\$845	\$450,796	\$32,244	\$58,000	0.0	0.0	1.81	1.81	RD/ND	\$17,834	\$1.41	0.00	VV 2.0222E+14	WILDWOOD VALLEY	0	0	8/13/2025	401		
41-02-22-401-051	3052 FOOT CT NE	01/06/23	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$111,000	\$763	\$406,185	\$25,815	\$57,000	0.0	0.0	0.82	0.82	RD/ND	\$63,273	\$1.22	0.00	SD/DR 2.0230E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401		
41-02-33-403-013	2873 LEAF CT NE	12/28/22	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$104,500	\$810	\$379,500	\$32,556	\$57,000	0.0	0.0	0.71	0.71	RD/ND	\$36,414	\$1.07	0.00	SD/DR 2.0230E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401		
41-02-33-227-043	3440 WEST HARMONY DR	06/25/22	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$131,000	\$045	\$356,000	\$13,036	\$90,000	0.0	0.0	1.00	0.44	RD/ND	\$32,408	\$0.76	0.00	HARM 2.0220E+14	HARMONY FARMS	0	0	8/27/2025	401		
41-02-31-429-014	2182 QUARTER HORSE DR PVT NE	11/08/24	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$223,700	\$810	\$708,992	\$34,008	\$67,000	0.0	0.0	0.69	0.59	RD/ND	\$68,034	\$1.33	0.00	SD-SC 2.0241E+14	SADDLE BROOK SITE CONDO	0	0	8/13/2025	401		
41-02-32-352-001	13330 OLIN DR NE	05/25/22	\$312,100	WD	03-ARMS LENGTH	\$312,100	\$132,000	\$603	\$472,004	\$34,006	\$58,000	0.0	0.0	1.63	1.63	RD/ND	\$20,849	\$1.00	0.00	DR/DR 2.0220E+14	OLMHEADWOODS	0	0	8/27/2025	401		
41-02-00-451-001	16730 ANTLER DR NE	05/27/22	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$105,000	\$473	\$410,228	\$34,972	\$57,000	0.0	0.0	0.87	0.87	RD/ND	\$22,353	\$1.28	0.00	DR-1 2.0220E+14	DEER RUN ESTATES	0	0	8/6/2025	401		
41-02-18-213-018	18433 SUNSET DR NE	10/21/22	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$133,500	\$547	\$484,000	\$35,102	\$60,000	0.0	0.0	1.96	1.91	RD/ND	\$38,476	\$0.42	0.00	VP 2.0221E+14	WANTAGE POINTS	0	0	8/20/2025	401		
41-02-18-213-019	18433 SUNSET DR NE	05/19/22	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$128,000	\$657	\$478,000	\$32,225	\$60,000	0.0	0.0	1.80	1.80	RD/ND	\$20,681	\$0.47	0.00	VP 2.0220E+14	WANTAGE POINTS	0	1	8/27/2025	401		
41-02-33-252-019	2152 WINGTON VIEW DR	06/26/24	\$308,000	WD	03-ARMS LENGTH	\$308,000	\$143,000	\$672	\$451,000	\$30,693	\$60,000	0.0	0.0	0.41	0.41	RD/ND	\$46,108	\$2.21	0.50	VISTA 2.0220E+14	VIAVIEW	0	0	5/21/2025	401		
41-02-33-227-011	33820 EAST HARMONY CT	05/25/22	\$308,000	WD	03-ARMS LENGTH	\$308,000	\$113,000	\$810	\$421,000	\$40,048	\$60,000	0.0	0.0	1.06	0.38	RD/ND	\$48,649	\$0.30	0.00	HARM 2.0220E+14	HARMONY FARMS	0	0	8/20/2025	401		
41-02-33-201-051	3052 FOOT CT NE	08/16/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$148,700	\$810	\$453,700	\$42,813	\$57,000	0.0	0.0	0.82	0.82	RD/ND	\$69,605	\$1.00	0.00	SD/DR 2.0240E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401		
41-02-18-101-001	1721 TRENT RIDGE CT NE	10/12/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$124,000	\$472	\$409,000	\$45,054	\$57,000	0.0	0.0	0.55	0.55	RD/ND	\$62,707	\$1.00	0.00	TRENT 2.0221E+14	TRENT RIDGE	0	0	8/13/2025	401		
41-02-33-252-018	2200 ARLON VIEW DR NE	05/27/22	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$127,000	\$659	\$407,000	\$42,777	\$60,000	0.0	0.0	1.79	1.79	RD/ND	\$43,433	\$0.39	0.00	VP 2.0220E+14	WANTAGE POINTS	0	0	5/25/2025	401		
41-02-33-252-076	2200 ARLON VIEW DR NE	10/20/23	\$281,400	WD	03-ARMS LENGTH	\$281,400	\$114,000	\$072	\$395,400	\$47,305	\$58,000	0.0	0.0	0.37	0.37	RD/ND	\$128,702	\$2.46	0.00	VISTA 2.0233E+14	VIAVIEW	0	0	5/27/2025	401		
41-02-18-101-012	1688 TRENT RIDGE CT NE	09/06/22	\$281,000	WD	03-ARMS LENGTH	\$281,000	\$105,000	\$747	\$390,000	\$47,114	\$57,000	0.0	0.0	0.59	0.59	RD/ND	\$60,126	\$1.84	0.00	TRENT 2.0220E+14	TRENT RIDGE	0	0	6/11/2025	401		
41-02-33-227-030	830 EAST HARMONY CT	04/01/22	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$116,000	\$683	\$431,000	\$47,218	\$60,000	0.0	0.0	1.00	0.42	RD/ND	\$47,218	\$1.00	0.00	HARM 2.0220E+14	HARMONY FARMS	0	0	8/27/2025	401		
41-02-33-200-016	13711 SUNSET DR NE	02/22/25	\$415,000	WD	03-ARMS LENGTH	\$415,000	\$149,500	\$820	\$564,500	\$47,520	\$70,000	0.0	0.0	0.88	0.88	RD/ND	\$68,272	\$1.58	0.50	SDR 2.0230E+14	SUNSET RIDGE	0	0	10/14/2024	401		
41-02-00-451-000	16675 DICK DR NE	04/02/23	\$344,000	WD	03-ARMS LENGTH	\$344,000	\$125,000	\$810	\$469,000	\$50,207	\$57,000	0.0	0.0	0.86	0.66	RD/ND	\$76,872	\$1.76	0.00	DR-1 2.0230E+14	DEER RUN ESTATES	0	0	8/6/2025	401		
41-02-33-227-010	33820 EAST HARMONY CT	03/29/24	\$415,000	WD	03-ARMS LENGTH	\$415,000	\$149,500	\$810	\$564,500	\$50,377	\$70,000	0.0	0.0	2.84	2.84	RD/ND	\$45,000	\$0.44	0.00	NP-1 2.0240E+14	NORTHPORT FIELDS	0	1	10/15/2025	401		
41-02-33-252-006	2177 WINGTON VIEW DR	06/30/24	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$147,000	\$678	\$462,000	\$51,544	\$58,000	0.0	0.0	0.59	0.59	RD/ND	\$66,774	\$1.99	0.00	VISTA 2.0240E+14	VIAVIEW	0	0	5/27/2025	401		
41-02-33-227-011	13000 EAST HARMONY CT	10/03/22	\$318,000	WD	03-ARMS LENGTH	\$318,000	\$116,100	\$674	\$434,100	\$42,144	\$60,000	0.0	0.0	1.00	0.43	RD/ND	\$62,144	\$1.20	0.00	HARM 2.0221E+14	HARMONY FARMS	0	0	1/18/2026	401		
41-02-22-401-010	34845 TREEVALEY DR NE	04/06/23	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$121,000	\$263	\$411,000	\$53,319	\$57,000	0.0	0.0	1.04	1.04	RD/ND	\$50,354	\$1.18	0.00	SD/DR 2.0230E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401		
41-02-33-252-050	2203 ARLON VIEW DR NE	09/25/24	\$298,000	WD	03-ARMS LENGTH	\$298,000	\$133,000	\$829	\$431,000	\$53,196	\$60,000	0.0	0.0	0.42	0.42	RD/ND	\$128,183	\$2.94	0.00	VISTA 2.0240E+14	VIAVIEW	0	0	5/21/2025	401		
41-02-33-252-010	2200 ARLON VIEW DR NE	06/05/23	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$121,400	\$683	\$426,400	\$53,482	\$60,000	0.0	0.0	0.42	0.42	RD/ND	\$128,024	\$2.91	0.00	VISTA 2.0230E+14	VIAVIEW	0	0	5/25/2025	401		
41-02-22-126-008	3429 BIRCHINGTON DR NE	10/19/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$126,000	\$810	\$436,000	\$53,560	\$60,000	0.0	0.0	0.38	0.38	RD/ND	\$52,482	\$1.24	0.00	VP-1 2.0221E+14	NORTHPORT FIELDS	0	1	8/20/2025	401		
41-02-33-200-022	13340 SUNSET VIEW DR NE	07/13/22	\$317,000	WD	03-ARMS LENGTH	\$317,000	\$116,000	\$672	\$433,000	\$53,705	\$60,000	0.0	0.0	0.50	0.70	RD/ND	\$76,806	\$1.76	0.00	SDR 2.0237E+14	SUNSET RIDGE	0	0	8/20/2025	401		
41-02-18-201-008	16325 WILDWOOD VALLEY DR NE	12/05/22	\$288,000	WD	03-ARMS LENGTH	\$288,000	\$86,300	\$344	\$374,300	\$54,282	\$58,000	0.0	0.0	1.09	1.09	RD/ND	\$48,892	\$1.15	0.00	VV 2.0222E+14	WILDWOOD VALLEY	0	1	8/13/2025	401		
41-02-33-227-029	842 EAST HARMONY DR	02/24/23	\$311,800	WD	03-ARMS LENGTH	\$311,800	\$113,700	\$647	\$425,500	\$54,502	\$60,000	0.0	0.0	1.00	0.45	RD/ND	\$54,502	\$1.15	0.00	HARM 2.0230E+14	HARMONY FARMS	0	0	8/27/2025	401		
41-02-3																											

Calculated From Analysis						
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

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