

Parcel Number	Street Address	Sale Date	Loan Price	Acres	Terms of Sale	App. Sale \$	Ask. when Sold	Adj. Amt.	Car.	Appraisal	Leid. Passbook	Est. Loan Value	Spec. Fees	Depth	Net Area	Total Area	Debt/Net	Debt/Loan	Debt/Value	Actual Price	LCF Area	Libel/Pape	Leid. Table	Inspected Date	Use Code	Class
41-02-16-293-001	16200 OUTBACK DR NE	08/09/22	\$350,000	ND	03-ARMS LENGTH	\$350,000	\$118,000	36.51		\$272,778	\$37,224	\$60,000	0.0	0.0	1.26	1.26	NDV01	\$20,000	\$0.47	0.00	0.00	VISTA	VISTA VIEW	9/27/2025	401	
41-02-33-252-018	2155 WINSTON VIEW DR	06/29/24	\$300,000	ND	03-ARMS LENGTH	\$300,000	\$143,000	46.72		\$228,207	\$38,093	\$60,000	0.0	0.0	0.41	0.41	NDV01	\$96,109	\$2.21	0.00	0.00	VISTA	VISTA VIEW	9/27/2025	401	
41-02-31-227-012	13620 EAST HARMONY CT	03/29/22	\$266,000	ND	03-ARMS LENGTH	\$266,000	\$111,800	41.95		\$286,351	\$40,849	\$60,000	0.0	0.0	1.00	0.38	NDV01	\$40,649	\$0.33	0.00	0.00	HARMY	2.02205E+14 HARMONY FARMS	8/26/2025	401	
41-02-22-401-051	8052 ROOT CT NE	08/16/24	\$305,000	ND	03-ARMS LENGTH	\$305,000	\$148,700	48.75		\$319,185	\$42,815	\$57,000	0.0	0.0	0.62	0.62	NDV01	\$69,525	\$1.60	0.00	0.00	SDTR	2.02408E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-16-101-001	1731 TRENT RIDGE CT NE	10/13/23	\$285,000	ND	03-ARMS LENGTH	\$285,000	\$134,300	47.12		\$296,346	\$45,654	\$37,000	0.0	0.0	0.55	0.55	NDV01	\$42,707	\$1.50	0.00	0.00	TRENT	2.02211E+14 TRENT RIDGE	8/26/2025	401	
41-02-23-126-018	3722 BERNINGTON DR NE	04/27/23	\$448,000	ND	03-ARMS LENGTH	\$448,000	\$194,900	38.90		\$448,000	\$48,100	\$50,000	0.0	0.0	0.37	0.37	NDV01	\$78,702	\$2.88	0.00	0.00	VISTA	2.02311E+14 VISTA VIEW	9/27/2025	401	
41-02-33-252-019	2230 AVALON VIEW DR NE	10/30/23	\$271,400	ND	03-ARMS LENGTH	\$271,400	\$114,600	40.72		\$289,205	\$47,105	\$50,000	0.0	0.0	0.59	0.59	NDV01	\$47,114	\$1.84	0.00	0.00	TRENT	2.02209E+14 TRENT RIDGE	8/11/2025	401	
41-02-16-101-019	1608 TRENT RIDGE CT NE	08/08/22	\$281,000	ND	03-ARMS LENGTH	\$281,000	\$105,300	37.47		\$290,886	\$47,114	\$57,000	0.0	0.0	0.59	0.59	NDV01	\$60,126	\$1.84	0.00	0.00	TRENT	2.02209E+14 TRENT RIDGE	8/11/2025	401	
41-02-31-207-030	830 EAST HARMONY DR	04/11/22	\$315,000	ND	03-ARMS LENGTH	\$315,000	\$118,000	38.83		\$327,782	\$47,216	\$60,000	0.0	0.0	1.01	0.42	NDV01	\$47,216	\$1.06	0.00	0.00	HARMY	2.02205E+14 HARMONY FARMS	9/27/2025	401	
41-02-33-252-016	1071 SUNSET VIEW CT NE	02/02/23	\$415,000	ND	03-ARMS LENGTH	\$415,000	\$140,500	38.03		\$437,480	\$47,520	\$70,000	0.0	0.0	0.89	0.89	NDV01	\$70,072	\$1.76	0.00	0.00	HAR	2.02211E+14 TRENT RIDGE	10/14/2025	401	
41-02-09-451-030	16425 DOE DR NE	04/03/23	\$343,000	ND	03-ARMS LENGTH	\$343,000	\$133,400	39.89		\$344,703	\$50,297	\$57,000	0.0	0.0	0.66	0.66	NDV01	\$70,072	\$1.76	0.00	0.00	DRH**	2.02204E+14 DEER RUN ESTATES	8/26/2025	401	
41-02-23-126-020	3762 BERNINGTON DR NE	03/29/24	\$415,000	ND	03-ARMS LENGTH	\$415,000	\$199,100	47.98		\$434,023	\$50,377	\$70,000	0.0	0.0	2.64	2.64	NDV01	\$19,256	\$0.44	0.00	0.00	NP**	2.02404E+14 NORTHPOINTE FARMS	10/15/2025	401	
41-02-33-252-046	2177 WINSTON VIEW DR	08/09/24	\$315,000	ND	03-ARMS LENGTH	\$315,000	\$147,400	46.79		\$216,456	\$51,544	\$56,000	0.0	0.0	0.59	0.59	NDV01	\$46,774	\$1.96	0.00	0.00	VISTA	2.02211E+14 VISTA VIEW	9/27/2025	401	
41-02-31-227-013	13008 EAST HARMONY CT	10/01/22	\$318,000	ND	03-ARMS LENGTH	\$318,000	\$118,100	39.74		\$323,856	\$52,144	\$60,000	0.0	0.0	1.00	0.42	NDV01	\$52,144	\$1.20	0.00	0.00	HARMY	2.02211E+14 HARMONY FARMS	10/19/2025	401	
41-02-22-401-010	14845 TRENEVALLEY DR NE	08/08/23	\$290,000	ND	03-ARMS LENGTH	\$290,000	\$121,900	40.79		\$294,481	\$52,519	\$57,000	0.0	0.0	1.04	1.04	NDV01	\$60,354	\$1.16	0.00	0.00	SDTR	2.02308E+14 SANDTREE SITE CONDO	9/26/2025	401	
41-02-33-252-000	2261 AVALON VIEW DR NE	09/25/24	\$290,000	ND	03-ARMS LENGTH	\$290,000	\$133,600	45.29		\$301,604	\$53,196	\$60,000	0.0	0.0	0.42	0.42	NDV01	\$119,183	\$2.94	0.00	0.00	VISTA	2.02086E+14 VISTA VIEW	9/27/2025	401	
41-02-33-252-010	2250 WINSTON VIEW DR	04/05/23	\$305,000	ND	03-ARMS LENGTH	\$305,000	\$121,400	39.80		\$311,439	\$53,295	\$62,000	0.0	0.0	0.98	0.98	NDV01	\$54,452	\$1.26	0.00	0.00	NP**	2.02211E+14 NORTHPOINTE FARMS	8/26/2025	401	
41-02-23-126-028	3426 BERNINGTON DR NE	10/14/22	\$318,000	ND	03-ARMS LENGTH	\$318,000	\$128,900	40.94		\$318,434	\$53,566	\$62,000	0.0	0.0	0.42	0.42	NDV01	\$126,304	\$2.91	0.00	0.00	VISTA	2.02086E+14 VISTA VIEW	9/27/2025	401	
41-02-33-252-002	13249 SUNSET VIEW DR NE	07/15/22	\$317,000	ND	03-ARMS LENGTH	\$317,000	\$116,400	36.72		\$328,215	\$53,795	\$63,000	0.0	0.0	0.70	0.70	NDV01	\$76,836	\$1.76	0.00	0.00	SSR	2.02207E+14 SUNSET RIDGE	8/26/2025	401	
41-02-16-201-008	16335 WILLOWOOD VALLEY DR NE	12/05/22	\$288,000	ND	03-ARMS LENGTH	\$288,000	\$98,300	33.44		\$291,818	\$54,382	\$48,000	0.0	0.0	1.09	1.09	NDV01	\$49,802	\$1.15	0.00	0.00	WV	2.02211E+14 WILLOWOOD VALLEY	8/13/2025	401	
41-02-31-227-020	842 EAST HARMONY DR	02/24/23	\$311,600	ND	03-ARMS LENGTH	\$311,600	\$112,700	36.47		\$317,256	\$54,502	\$60,000	0.0	0.0	1.00	0.45	NDV01	\$54,502	\$1.25	0.00	0.00	HARMY	2.02205E+14 HARMONY FARMS	9/27/2025	401	
41-02-22-202-007	15430 CEDAR LEAF DRIVE PVT	07/15/22	\$315,000	ND	03-ARMS LENGTH	\$315,000	\$112,600	35.81		\$318,202	\$54,798	\$58,000	0.0	0.0	1.11	1.11	NDV01	\$49,457	\$1.14	1.00	0.00	CONVE	2.02207E+14 CEDAR HEIGHTS	9/27/2025	401	
41-02-33-252-009	13304 SUNSET VIEW DR NE	08/01/22	\$355,000	ND	03-ARMS LENGTH	\$355,000	\$118,100	34.86		\$344,122	\$54,978	\$60,000	0.0	0.0	0.50	0.50	NDV01	\$110,419	\$2.53	0.00	0.00	SSR	2.02204E+14 SUNSET RIDGE	9/26/2025	401	
41-02-33-252-001	2278 WINSTON VIEW DR	04/12/22	\$285,000	ND	03-ARMS LENGTH	\$285,000	\$95,200	33.42		\$284,911	\$56,089	\$60,000	0.0	0.0	1.00	0.39	NDV01	\$55,981	\$1.26	0.00	0.00	HARMY	2.02205E+14 HARMONY FARMS	8/26/2025	401	
41-02-31-227-000	13618 EAST HARMONY CT	05/29/24	\$321,000	ND	03-ARMS LENGTH	\$321,000	\$152,500	47.51		\$324,663	\$56,337	\$67,000	0.0	0.0	1.00	0.42	NDV01	\$108,489	\$2.49	0.00	0.00	VISTA	2.02204E+14 VISTA VIEW	9/27/2025	401	
41-02-22-401-048	3078 ROOT CT NE	08/06/24	\$310,000	ND	03-ARMS LENGTH	\$310,000	\$144,300	46.52		\$316,239	\$56,761	\$57,000	0.0	0.0	0.62	0.62	NDV01	\$91,550	\$2.19	0.00	0.00	SDTR	2.02408E+14 SANDTREE SITE CONDO	9/27/2025	401	
41-02-33-252-040	2159 AVALON VIEW DR NE	08/15/22	\$300,000	ND	03-ARMS LENGTH	\$300,000	\$108,100	36.03		\$302,923	\$57,077	\$60,000	0.0	0.0	0.38	0.38	NDV01	\$158,547	\$3.64	0.00	0.00	VISTA	2.02204E+14 VISTA VIEW	9/27/2025	401	
41-02-09-451-012	18205 DOE DR NE	07/28/23	\$305,000	ND	03-ARMS LENGTH	\$305,000	\$111,700	36.88		\$304,718	\$57,296	\$57,000	0.0	0.0	0.62	0.62	NDV01	\$20,853	\$2.13	0.00	0.00	DRH**	2.02208E+14 DEER RUN ESTATES	9/26/2025	401	
41-02-22-403-016	28481 REA CT NE	02/24/23	\$275,000	ND	03-ARMS LENGTH	\$275,000	\$98,100	34.83		\$275,152	\$57,245	\$57,000	0.0	0.0	0.57	0.57	NDV01	\$100,608	\$2.31	0.00	0.00	SDTR	2.02208E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-33-252-000	2302 WINSTON VIEW DR	04/10/24	\$308,000	ND	03-ARMS LENGTH	\$308,000	\$136,200	44.22		\$305,062	\$57,538	\$58,000	0.0	0.0	0.39	0.39	NDV01	\$147,425	\$3.38	0.00	0.00	VISTA	VISTA VIEW	9/27/2025	401	
41-02-16-101-002	1717 TRENT RIDGE CT NE	06/08/23	\$296,000	ND	03-ARMS LENGTH	\$296,000	\$131,200	44.12		\$294,469	\$56,531	\$57,000	0.0	0.0	0.44	0.44	NDV01	\$132,423	\$3.04	0.00	0.00	TRENT	2.02206E+14 TRENT RIDGE	01/10/2025	401	
41-02-33-252-065	2203 WINSTON VIEW DR	11/01/24	\$310,000	ND	03-ARMS LENGTH	\$310,000	\$134,800	43.42		\$304,963	\$60,017	\$55,000	0.0	0.0	0.47	0.47	NDV01	\$127,159	\$2.30	0.00	0.00	VISTA	2.02211E+14 VISTA VIEW	9/27/2025	401	
41-02-09-451-034	16600 ANTLER DR NE	04/05/24	\$312,000	ND	03-ARMS LENGTH	\$312,000	\$139,500	44.71		\$327,316	\$61,896	\$57,000	0.0	0.0	0.66	0.66	NDV01	\$100,982	\$2.36	0.00	0.00	VISTA	2.02211E+14 VISTA VIEW	9/27/2025	401	
41-02-31-227-029	842 EAST HARMONY DR	11/08/24	\$320,000	ND	03-ARMS LENGTH	\$320,000	\$148,100	46.59		\$317,258	\$62,702	\$60,000	0.0	0.0	1.00	0.45	NDV01	\$62,702	\$1.44	0.00	0.00	HARMY	2.02411E+14 HARMONY FARMS	8/27/2025	401	
41-02-33-252-030	2155 AVALON VIEW DR	05/11/23	\$311,500	ND	03-ARMS LENGTH	\$311,500	\$117,500	37.72		\$308,378	\$68,122	\$60,000	0.0	0.0	0.36	0.36	NDV01	\$175,339	\$4.03	0.00	0.00	VISTA	2.02304E+14 VISTA VIEW	9/27/2025	401	
41-02-16-101-016	16232 TRENT RIDGE DR NE	11/18/24	\$345,000	ND	03-ARMS LENGTH	\$345,000	\$160,400	46.13		\$334,106	\$61,834	\$67,000	0.0	0.0	0.47	0.47	NDV01	\$135,329	\$3.11	0.00	0.00	TRENT	2.02411E+14 TRENT RIDGE	01/10/2025	401	
41-02-22-401-028	13001 BRANCH CT NE	09/14/22	\$320,000	ND	03-ARMS LENGTH	\$320,000	\$109,600	36.13		\$311,931	\$65,069	\$57,000	0.0	0.0	0.71	0.71	NDV01	\$93,296	\$3.12	0.00	0.00	SDTR	2.02209E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-32-352-021	13339 OLIN RIDGE DR NE	06/07/24	\$345,000	ND	03-ARMS LENGTH	\$345,000	\$158,900	45.48		\$337,054	\$65,946	\$58,000	0.0	0.0	1.63	1.63	NDV01	\$46,383	\$0.93	0.00	0.00	ONSLB	2.02408E+14 OLIN RIDGE SUBD	9/27/2025	401	
41-02-23-126-016	3670 BERNINGTON DR NE	09/21/24	\$421,000	ND	03-ARMS LENGTH	\$421,000	\$192,400	45.65		\$424,034	\$66,466	\$70,000	0.0	0.0	2.81	2.81	NDV01	\$23,637	\$0.54	0.						



Used (Concluded Land Value)

Enter A & B	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
A:	16,574.86	43,560	1.000	1.38	\$60,113	\$60,113
B:	-0.8791	65,340	1.500	0.97	\$42,253	\$63,380
		87,120	2.000	0.75	\$32,670	\$65,340
		108,900	2.500	0.62	\$27,007	\$67,518
		130,680	3.000	0.53	\$23,087	\$69,260
		174,240	4.000	0.41	\$17,860	\$71,438
		217,800	5.000	0.34	\$14,810	\$74,052
		304,920	7.000	0.25	\$10,890	\$76,230
		435,600	10.000	0.18	\$7,841	\$78,408
		653,400	15.000	0.13	\$5,663	\$84,942
		871,200	20.000	0.1	\$4,356	\$87,120
		1,089,000	25.000	0.08	\$3,485	\$87,120
		1,306,800	30.000	0.07	\$3,049	\$91,476
		1,742,400	40.000	0.05	\$2,178	\$87,120
		2,178,000	50.000	0.04	\$1,742	\$87,120
		4,356,000	100.000	0.02	\$871	\$87,120

Olin  
Ridge