

Sand Tree

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FT	Dollars/Acre	Dollars/SqFt	ECF Area	Chw/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code	Class
41-02-16-251-015	16215 OUTBACK DR NE	10/23/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$113,500	35.47	\$344,890	\$36,102	\$60,000	1.90	3.81	#DNV/	\$18,476	\$0.42	VP	2.0221E+14	VANTAGE POINTE		8/17/2025	401	401
41-02-33-390-003	13348 SUNSET VIEW DR NE	05/13/22	\$285,100	WD	03-ARM'S LENGTH	\$285,100	\$113,600	38.88	\$312,908	\$36,192	\$63,000	0.55	0.56	#DNV/	\$64,336	\$1.48	SSR	2.0220E+14	VANTAGE POINTE		3/27/2025	401	401
41-02-16-251-001	18359 OUTBACK DR NE	06/09/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$125,000	36.57	\$372,775	\$37,225	\$60,000	1.80	1.80	#DNV/	\$20,581	\$0.47	VP	2.0220E+14	VANTAGE POINTE		5/27/2025	401	401
41-02-33-252-018	2152 WINSTON VIEW DR	06/26/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$143,900	46.79	\$338,207	\$39,693	\$60,000	0.41	0.41	#DNV/	\$96,109	\$3.31	VISTA		VISTA VIEW		5/28/2025	401	401
41-02-31-227-012	13825 EAST HARMONY CT	05/25/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$111,600	41.95	\$283,251	\$40,640	\$60,000	1.00	1.00	#DNV/	\$40,640	\$0.93	HARM*	2.0220E+14	HARMONY FARMS		6/26/2025	401	401
41-02-33-401-061	3652 RDOT CT NE	08/16/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$146,700	48.78	\$318,186	\$42,815	\$57,000	0.62	0.62	#DNV/	\$80,506	\$1.60	SNDR*	2.0240E+14	SANDTREE SITE CONDO		6/20/2025	401	401
41-02-16-101-001	1731 TRENT RIDGE CT NE	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,300	47.13	\$296,346	\$46,854	\$57,000	0.55	0.55	#DNV/	\$82,707	\$1.90	NPF**	2.0230E+14	TRENT RIDGE		6/11/2025	401	401
41-02-33-126-018	3722 BENNINGTON DR NE	04/27/23	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$158,900	38.95	\$432,053	\$45,947	\$70,000	1.79	1.79	#DNV/	\$25,683	\$0.59	NPF**	2.0230E+14	NORTHPOINTE FARMS		6/20/2025	401	401
41-02-33-252-078	2230 AVALON VIEW DR NE	10/30/23	\$281,400	WD	03-ARM'S LENGTH	\$281,400	\$114,600	40.72	\$289,295	\$47,105	\$55,000	0.37	0.37	#DNV/	\$128,702	\$2.99	VISTA	2.0231E+14	VISTA VIEW		5/27/2025	401	401
41-02-16-101-012	1698 TRENT RIDGE CT NE	09/06/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$105,300	37.47	\$290,886	\$47,114	\$57,000	0.58	0.58	#DNV/	\$80,126	\$1.84	TRENT	2.0220E+14	HARMONY FARMS		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	36.83	\$327,782	\$47,216	\$60,000	1.00	1.00	#DNV/	\$47,216	\$1.08	HARM*	2.0220E+14	HARMONY FARMS		10/14/2023	401	401
41-02-33-390-016	1971 SUNSET VIEW CT NE	02/02/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$149,500	36.82	\$437,660	\$47,500	\$70,000	0.69	0.69	#DNV/	\$60,211	\$1.58	SSR	2.0230E+14	SUNSET RIDGE		6/20/2025	401	401
41-02-09-451-050	16425 DOE DR NE	04/03/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$133,400	38.89	\$349,701	\$52,297	\$57,000	0.66	0.66	#DNV/	\$78,672	\$1.76	DRE**	2.0220E+14	DEER RUN ESTATES		6/5/2025	401	401
41-02-33-126-029	3782 BENNINGTON DR NE	03/29/24	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$139,100	47.88	\$434,023	\$55,922	\$70,000	2.64	2.64	#DNV/	\$16,296	\$0.44	NPF**	2.0240E+14	NORTHPOINTE FARMS		10/19/2026	401	401
41-02-33-252-099	2177 WINSTON VIEW DR	06/20/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,400	46.79	\$316,456	\$51,544	\$55,000	0.59	0.59	#DNV/	\$86,774	\$1.99	VISTA	2.0240E+14	VISTA VIEW		5/27/2025	401	401
41-02-31-227-013	18805 EAST HARMONY CT	10/03/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$116,100	35.74	\$223,856	\$52,144	\$60,000	1.80	1.80	#DNV/	\$52,144	\$1.20	HARM*	2.0231E+14	HARMONY FARMS		1/19/2026	401	401
41-02-22-401-010	14845 TREYVALLEY DR NE	08/05/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,800	42.03	\$294,081	\$52,519	\$57,000	1.04	1.04	#DNV/	\$50,354	\$1.18	SNDR*	2.0230E+14	SANDTREE SITE CONDO		6/29/2025	401	401
41-02-33-332-050	2261 AVALON VIEW DR NE	09/25/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$133,600	45.29	\$301,804	\$53,196	\$60,000	0.42	0.42	#DNV/	\$128,183	\$2.94	VISTA	2.0240E+14	VISTA VIEW		5/21/2025	401	401
41-02-33-252-010	2260 WINSTON VIEW DR	06/05/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$121,400	39.80	\$311,438	\$53,662	\$60,000	0.42	0.42	#DNV/	\$126,924	\$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-ARM'S LENGTH	\$310,000	\$126,900	40.94	\$318,434	\$53,566	\$62,000	0.98	0.98	#DNV/	\$54,492	\$1.25	NPF**	2.0231E+14	NORTHPOINTE FARMS		6/20/2025	401	401
41-02-33-390-022	13349 SUNSET VIEW DR NE	07/15/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$116,400	36.72	\$328,215	\$53,785	\$63,000	0.70	0.70	#DNV/	\$76,836	\$1.78	SSR	2.0230E+14	WILLOW VALLEY		6/13/2025	401	401
41-02-16-201-008	16325 WILLOW VALLEY DR NE	12/05/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$96,300	33.44	\$291,618	\$54,385	\$58,000	1.09	1.09	#DNV/	\$49,892	\$1.15	WV	2.0221E+14	WILLOW VALLEY		6/13/2025	401	401
41-02-31-227-029	642 EAST HARMONY DR	02/24/23	\$311,800	WD	03-ARM'S LENGTH	\$311,800	\$113,700	36.47	\$317,296	\$54,502	\$60,000	1.00	1.00	#DNV/	\$54,502	\$0.85	HARM*	2.0230E+14	HARMONY FARMS		6/27/2025	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	\$54,788	\$58,000	1.11	1.11	#DNV/	\$49,457	\$1.14	CDRHT	2.0220E+14	CEDAR HEIGHTS		6/13/2025	401	401
41-02-33-390-007	13328 SUNSET VIEW DR NE	06/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$118,100	34.66	\$343,172	\$54,476	\$60,000	0.50	0.50	#DNV/	\$110,419	\$2.53	SSR	2.0220E+14	SUNSET RIDGE		6/20/2025	401	401
41-02-31-227-018	2784 EAST HARMONY CT	06/09/23	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$132,600	37.36	\$359,939	\$56,081	\$60,000	1.00	1.00	#DNV/	\$55,081	\$1.26	HARM*	2.0230E+14	HARMONY FARMS		6/26/2025	401	401
41-02-33-252-001	2378 WINSTON VIEW DR	04/12/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$95,200	33.40	\$298,911	\$56,089	\$60,000	0.52	0.52	#DNV/	\$108,489	\$2.49	VISTA	2.0220E+14	VISTA VIEW		5/21/2025	401	401
41-02-31-227-009	1815 EAST HARMONY CT	05/10/24	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$152,500	47.51	\$324,663	\$56,337	\$60,000	1.00	1.00	#DNV/	\$56,337	\$1.29	HARM*	2.0240E+14	HARMONY FARMS		6/26/2025	401	401
41-02-22-401-048	3078 ROOT CT NE	09/06/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$144,200	46.52	\$310,239	\$56,761	\$57,000	0.62	0.62	#DNV/	\$91,540	\$2.10	SNDR*	2.0240E+14	SANDTREE SITE CONDO		6/26/2025	401	401
41-02-33-252-040	3159 AVALON VIEW DR NE	06/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,100	36.03	\$302,923	\$57,077	\$60,000	0.36	0.36	#DNV/	\$158,547	\$3.64	VISTA	2.0229E+14	VISTA VIEW		5/21/2025	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	38.08	\$304,710	\$57,290	\$57,000	0.62	0.62	#DNV/	\$82,853	\$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	\$275,901	WD	03-ARM'S LENGTH	\$275,901	\$96,100	34.83	\$276,152	\$57,749	\$57,000	0.57	0.57	#DNV/	\$100,698	\$2.31	SNDR*	2.0230E+14	SANDTREE SITE CONDO		6/20/2025	401	401
41-02-33-252-099	23031 WINSTON VIEW DR	04/10/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$126,200	44.22	\$309,262	\$57,858	\$58,000	0.39	0.39	#DNV/	\$147,425	\$3.28	VISTA		VISTA VIEW		5/27/2025	401	401
41-02-16-101-002	1717 TRENT RIDGE CT NE	06/08/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$121,200	44.32	\$294,469	\$58,531	\$57,000	0.44	0.44	#DNV/	\$132,423	\$3.04	TRENT	2.0220E+14	TRENT RIDGE		6/11/2026	401	401
41-02-33-252-065	2283 WINSTON VIEW DR	11/01/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$134,600	43.42	\$304,983	\$80,017	\$55,000	0.47	0.47	#DNV/	\$127,155	\$2.92	VISTA	2.0241E+14	VISTA VIEW		5/27/2025	401	401
41-02-09-451-034	16655 JARVIS DR NE	04/05/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$129,500	48.71	\$327,314	\$61,686	\$57,000	0.60	0.60	#DNV/	\$102,982	\$2.36	DRE**	2.0240E+14	DEER RUN ESTATES		6/6/2025	401	401
41-02-31-227-029	642 EAST HARMONY DR	11/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,100	46.59	\$317,299	\$62,702	\$60,000	1.00	1.00	#DNV/	\$62,702	\$1.44	HARM*	2.0241E+14	HARMONY FARMS		6/27/2025	401	401
41-02-33-252-030	2155 AVALON VIEW DR NE	05/11/23	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$117,500	37.72	\$308,378	\$60,122	\$60,000	0.36	0.36	#DNV/	\$175,309	\$4.03	VISTA	2.0230E+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	\$160,400	47.18	\$333,166	\$63,834	\$57,000	0.47	0.47	#DNV/	\$135,529	\$3.11	TRENT	2.0241E+14	TRENT RIDGE		6/11/2026	401	401
41-02-22-401-028	15091 BRANCH CT NE	09/14/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$109,400	34.19	\$331,931	\$66,089	\$57,000	0.71	0.71	#DNV/	\$92,296	\$2.12	SNDR*	2.0220E+14	SANDTREE SITE CONDO		6/20/2025	401	401
41-02-33-390-021	13338 OLIN RIDGE DR NE	06/07/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$156,900	45.48	\$337,054	\$65,646	\$58,000	1.63	1.63	#DNV/	\$45,583	\$0.93	ORBUR	2.0240E+14	ORCHARD BROOK		6/20/2025	401	401
41-02-22-126-016	3670 BENNINGTON DR NE	05/21/24	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$192,400	45.85	\$425,034	\$66,498	\$70,000	2.81	2.81	#DNV/	\$24,637	\$0.84	NPF**	2.0240E+14	NORTHPOINTE FARMS		6/20/2025	401	401
41-02-33-390-024																							

Used (Concluded Land Value)

Sand Tree

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