

Parcel Number	Street Address	Sale Date	Sale Price	Inch	Terms of Sale	Adj. Sale \$	Ass. when Sold	Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	1 Rec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Adj	LotW/Pct	Land Table	Inspected Date	Use Code	City
41-02-33-252-019	2122 WINSTON VIEW DR	06/26/24	\$208,000	WD	03-ARMS LENGTH	\$143,900	\$143,900	46.77	\$226,987	\$60,000	\$60,000	0.0	0.0	0.41	0.41	#DW/VI	\$261,109	\$221	0.00	0.00	VISTA	VISTA VIEW	5/21/2025	401	
41-02-33-227-012	13620 EAST HARMONY CT	05/29/25	\$206,000	WD	03-ARMS LENGTH	\$206,000	\$131,800	41.99	\$281,911	\$40,888	\$60,000	0.0	0.0	1.00	1.00	#DW/VI	\$40,888	\$394	0.00	0.00	HARM	2.02205E+14 HARMONY FARMS	8/26/2025	401	
41-02-33-401-001	3653 ROOFT CT NE	06/18/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$140,700	48.73	\$318,185	\$42,815	\$57,000	0.0	0.0	0.42	0.42	#DW/VI	\$69,565	\$180	0.00	0.00	SNDR	2.02408E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-33-161-001	1731 TRENT RIDGE CT NE	10/13/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$134,200	47.12	\$296,346	\$45,654	\$31,000	0.0	0.0	0.55	0.55	#DW/VI	\$82,707	\$190	0.00	0.00	TRENT	2.0231E+14 TRENT RIDGE	6/11/2025	401	
41-02-33-126-018	3722 BENNINGTON DR NE	04/27/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$158,900	38.95	\$422,053	\$45,947	\$70,000	0.0	0.0	1.79	1.79	#DW/VI	\$235,663	\$368	0.00	0.00	NPT**	2.02306E+14 NORTHPOINTE FARMS	8/26/2025	401	
41-02-33-252-029	2330 AVALON VIEW DR NE	10/30/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$114,600	45.72	\$289,295	\$47,105	\$50,000	0.0	0.0	0.37	0.37	#DW/VI	\$128,702	\$295	0.00	0.00	VISTA	2.02311E+14 VISTA VIEW	5/21/2025	401	
41-02-33-161-012	1688 TRENT RIDGE CT NE	09/08/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$105,300	37.47	\$290,886	\$47,114	\$57,000	0.0	0.0	0.59	0.59	#DW/VI	\$80,126	\$184	0.00	0.00	TRENT	2.02306E+14 TRENT RIDGE	6/11/2025	401	
41-02-33-227-030	830 EAST HARMONY DR	04/01/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$118,000	38.83	\$327,262	\$47,218	\$60,000	0.0	0.0	1.00	1.00	#DW/VI	\$47,218	\$108	0.00	0.00	HARM	2.02204E+14 HARMONY FARMS	8/27/2025	401	
41-02-33-260-018	1871 SUNSET VIEW CT NE	03/22/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$149,200	38.03	\$427,480	\$47,237	\$70,000	0.0	0.0	0.68	0.68	#DW/VI	\$68,271	\$158	0.00	0.00	SR	2.02302E+14 SUNSET RIDGE	10/14/2023	401	
41-02-33-401-002	18425 DOE DR NE	04/03/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$143,400	38.86	\$348,703	\$50,297	\$57,000	0.0	0.0	0.66	0.66	#DW/VI	\$76,671	\$178	0.00	0.00	DRH**	2.02304E+14 DEER RUN ESTATES	8/26/2025	401	
41-02-33-126-020	3762 BENNINGTON DR NE	03/28/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$199,100	47.96	\$424,023	\$56,977	\$70,000	0.0	0.0	2.64	2.64	#DW/VI	\$19,286	\$44	0.00	0.00	NPT**	2.02408E+14 NORTHPOINTE FARMS	10/15/2025	401	
41-02-33-252-066	2177 WINSTON VIEW DR	08/30/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$147,400	48.79	\$318,456	\$51,544	\$55,000	0.0	0.0	0.59	0.59	#DW/VI	\$86,774	\$199	0.00	0.00	VISTA	2.02408E+14 VISTA VIEW	5/21/2025	401	
41-02-33-227-013	13608 EAST HARMONY CT	10/03/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$118,100	38.74	\$323,656	\$52,144	\$60,000	0.0	0.0	1.00	1.00	#DW/VI	\$52,144	\$120	0.00	0.00	HARM	2.02311E+14 HARMONY FARMS	1/18/2025	401	
41-02-33-401-010	14848 TREEVALEY DR NE	08/08/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$121,900	42.23	\$296,441	\$52,519	\$57,000	0.0	0.0	1.24	1.24	#DW/VI	\$52,519	\$118	0.00	0.00	SNDR	2.02306E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-33-252-050	2261 AVALON VIEW DR NE	08/25/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$132,000	41.29	\$301,304	\$53,106	\$60,000	0.0	0.0	0.42	0.42	#DW/VI	\$128,183	\$294	0.00	0.00	VISTA	2.02408E+14 VISTA VIEW	5/21/2025	401	
41-02-33-252-019	2260 WINSTON VIEW DR	06/05/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$121,400	39.60	\$315,438	\$53,562	\$60,000	0.0	0.0	0.42	0.42	#DW/VI	\$128,924	\$291	0.00	0.00	VISTA	2.02306E+14 VISTA VIEW	5/21/2025	401	
41-02-33-126-028	3426 BENNINGTON DR NE	10/18/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$126,800	45.84	\$318,434	\$53,566	\$62,000	0.0	0.0	0.68	0.68	#DW/VI	\$54,482	\$129	0.00	0.00	NPT**	2.02311E+14 NORTHPOINTE FARMS	8/26/2025	401	
41-02-33-260-022	13488 SUNSET VIEW DR NE	07/15/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$118,400	38.72	\$328,215	\$53,796	\$60,000	0.0	0.0	0.70	0.70	#DW/VI	\$78,836	\$178	0.00	0.00	SR	2.02307E+14 SUNSET RIDGE	8/26/2025	401	
41-02-33-201-008	16325 WILLOWOOD VALLEY DR NE	12/05/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$96,300	33.44	\$281,618	\$54,382	\$58,000	0.0	0.0	1.09	1.09	#DW/VI	\$40,892	\$115	0.00	0.00	WV	2.02212E+14 WILLOWOOD VALLEY	8/19/2025	401	
41-02-33-227-029	842 EAST HARMONY DR	02/24/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$113,700	38.47	\$317,298	\$54,502	\$60,000	0.0	0.0	1.00	1.00	#DW/VI	\$54,502	\$125	0.00	0.00	HARM	2.02306E+14 HARMONY FARMS	8/26/2025	401	
41-02-33-252-021	16430 CEDAR LEAF DRIVE PVT	07/16/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$112,000	38.81	\$311,092	\$54,796	\$60,000	0.0	0.0	1.11	1.11	#DW/VI	\$49,657	\$114	0.00	0.00	CDNH	2.02307E+14 CEDAR LEAF DR	8/19/2025	401	
41-02-33-227-015	12784 EAST HARMONY CT	06/09/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$132,000	37.35	\$355,900	\$55,081	\$60,000	0.0	0.0	1.00	1.00	#DW/VI	\$55,081	\$120	0.00	0.00	HARM	2.02306E+14 HARMONY FARMS	8/26/2025	401	
41-02-33-252-001	2378 WINSTON VIEW DR	04/12/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$99,200	33.40	\$288,911	\$56,089	\$60,000	0.0	0.0	0.52	0.52	#DW/VI	\$108,489	\$249	0.00	0.00	VISTA	2.02208E+14 VISTA VIEW	5/21/2025	401	
41-02-33-227-009	13615 EAST HARMONY CT	05/10/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$152,500	47.51	\$324,683	\$56,337	\$60,000	0.0	0.0	1.00	1.00	#DW/VI	\$56,337	\$129	0.00	0.00	HARM	2.02306E+14 HARMONY FARMS	8/26/2025	401	
41-02-33-401-049	3078 ROOFT CT NE	08/09/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$144,200	48.52	\$310,238	\$56,781	\$57,000	0.0	0.0	0.62	0.62	#DW/VI	\$91,650	\$210	0.00	0.00	SNDR	2.02306E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-33-252-040	2158 AVALON VIEW DR NE	08/15/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$108,100	38.03	\$302,923	\$57,077	\$60,000	0.0	0.0	0.38	0.38	#DW/VI	\$158,547	\$364	0.00	0.00	VISTA	2.02208E+14 VISTA VIEW	5/21/2025	401	
41-02-33-401-012	16430 DOE DR NE	03/28/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$117,700	38.59	\$309,478	\$57,299	\$57,000	0.0	0.0	0.42	0.42	#DW/VI	\$92,853	\$213	0.00	0.00	DRH**	2.02308E+14 DEER RUN ESTATES	6/25/2025	401	
41-02-33-401-018	2843 LEAF CT NE	02/24/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$98,100	34.83	\$275,152	\$57,749	\$57,000	0.0	0.0	0.57	0.57	#DW/VI	\$100,606	\$231	0.00	0.00	SNDR	2.02308E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-33-252-004	3303 WINSTON VIEW DR	04/16/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$126,200	44.22	\$305,042	\$57,938	\$58,000	0.0	0.0	0.39	0.39	#DW/VI	\$147,425	\$336	0.00	0.00	VISTA	VISTA VIEW	5/21/2025	401	
41-02-33-101-002	1717 TRENT RIDGE CT NE	06/09/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$131,200	44.32	\$288,489	\$58,531	\$57,000	0.0	0.0	0.44	0.44	#DW/VI	\$132,423	\$304	0.00	0.00	TRENT	2.02306E+14 TRENT RIDGE	8/19/2025	401	
41-02-33-252-065	2203 WINSTON VIEW DR	11/01/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$134,800	43.42	\$304,983	\$60,217	\$55,000	0.0	0.0	0.47	0.47	#DW/VI	\$127,155	\$292	0.00	0.00	VISTA	2.02411E+14 VISTA VIEW	5/21/2025	401	
41-02-33-401-034	18650 ANTLER DR NE	04/05/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$129,500	44.71	\$327,318	\$61,486	\$57,000	0.0	0.0	0.60	0.60	#DW/VI	\$102,382	\$236	0.00	0.00	DRH**	2.02308E+14 DEER RUN ESTATES	8/26/2025	401	
41-02-33-227-028	842 EAST HARMONY DR	11/09/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$148,100	48.59	\$317,098	\$62,700	\$60,000	0.0	0.0	1.00	1.00	#DW/VI	\$62,700	\$144	0.00	0.00	HARM	2.02311E+14 HARMONY FARMS	8/27/2025	401	
41-02-33-252-029	2155 AVALON VIEW DR NE	05/11/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$117,500	37.72	\$308,978	\$63,122	\$60,000	0.0	0.0	0.36	0.36	#DW/VI	\$175,309	\$403	0.00	0.00	VISTA	2.02305E+14 VISTA VIEW	5/21/2025	401	
41-02-33-161-016	16332 TRENT RIDGE DR NE	11/18/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$160,400	47.18	\$335,166	\$63,834	\$57,000	0.0	0.0	0.47	0.47	#DW/VI	\$135,529	\$311	0.00	0.00	TRENT	2.02411E+14 TRENT RIDGE	6/11/2025	401	
41-02-33-401-026	15091 BRANCH CT NE	09/14/22	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$109,400	34.19	\$311,933	\$60,269	\$57,000	0.0	0.0	0.71	0.71	#DW/VI	\$92,206	\$212	0.00	0.00	SNDR	2.02306E+14 SANDTREE SITE CONDO	8/26/2025	401	
41-02-33-252-021	13330 OUR RIDGE DR NE	06/07/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$158,900	45.48	\$337,954	\$65,546	\$58,000	0.0	0.0	1.83	1.83	#DW/VI	\$60,383	\$93	0.00	0.00	DRH**	2.02408E+14 DUN RIDGE BURD	8/26/2025	401	
41-02-33-128-016	3670 BENNINGTON DR NE	05/21/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$192,400	45.65	\$425,034	\$66,406	\$70,000	0.0	0.0	2.81	2.81	#DW/VI	\$75,647	\$154	0.00	0.00	NPT**	2.02408E+14 NORTHPOINTE FARMS	8/26/2025	401	
41-02-33-380-024	1897 BELMERE RD NE	06/29/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$100,000	38.83	\$274,823	\$68,078	\$63,000	0.0	0.0	1.11	1.11	#DW/VI	\$61,442	\$143	0.00	0.00	SR	2.02307E+14 SUNSET RIDGE	8/27/2025	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

Sunset
Ridge