

Trent Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Acid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	FCF Area	Libert/Perce	Other Percents in Sale	Land 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	\$113,500	35.47	\$344,898	\$35,102	\$60,000	1.30	3.81	#DW/01	\$18,475	\$0.42	VP	2.0221E+14		VANTAGE POINTE	8/12/2025	401	401
41-02-33-252-003	13348 SUNSET VIEW DR NE	05/13/22	\$265,100	WD	03-ARM'S LENGTH	\$265,100	\$110,800	38.86	\$312,906	\$35,192	\$63,000	0.55	0.55	#DW/01	\$64,336	\$1.48	SSR	2.0220E+14		SUNSET RIDGE	8/27/2025	401	401
41-02-16-251-001	16359 SUNSET VIEW DR NE	05/09/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,000	36.57	\$372,775	\$37,225	\$60,000	1.80	1.80	#DW/01	\$20,081	\$0.47	VP	2.0220E+14		VANTAGE POINTE	5/27/2025	401	401
41-02-33-252-019	7152 WINSTON VIEW DR	06/26/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$143,900	46.72	\$328,307	\$38,603	\$60,000	0.41	0.41	#DW/01	\$96,109	\$2.21	VISTA			VISTA VIEW	5/21/2025	401	401
41-02-31-227-012	13820 EAST HARMONY CT	05/25/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$111,600	41.98	\$285,351	\$40,659	\$60,000	1.00	0.38	#DW/01	\$40,649	\$0.03	HARM*	2.0220E+14		HARMONY FARMS	8/26/2025	401	401
41-02-33-252-001	3092 RHOE CT NE	08/18/24	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$148,700	38.76	\$318,185	\$42,815	\$75,000	0.82	0.62	#DW/01	\$99,509	\$1.80	SNDTR	2.0240E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-16-101-001	1731 TRENT RIDGE CT NE	10/19/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$154,300	47.12	\$296,346	\$45,654	\$70,000	0.55	0.55	#DW/01	\$82,707	\$1.90	TRENT	2.0231E+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	\$158,800	38.95	\$432,653	\$45,847	\$70,000	1.79	1.79	#DW/01	\$25,683	\$0.39	NPF**	2.0230E+14		NORTHPOINTE FARMS	8/20/2025	401	401
41-02-33-252-078	3250 AVALON VIEW DR NE	10/30/23	\$281,400	WD	03-ARM'S LENGTH	\$281,400	\$114,600	40.72	\$289,290	\$47,108	\$55,000	0.37	0.37	#DW/01	\$128,702	\$2.95	VISTA	2.0231E+14		VISTA VIEW	5/27/2025	401	401
41-02-16-101-012	1698 TRENT RIDGE CT NE	09/08/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$105,300	37.47	\$290,888	\$47,114	\$57,000	0.59	0.59	#DW/01	\$80,126	\$1.84	TRENT	2.0220E+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	36.83	\$327,782	\$47,218	\$60,000	1.00	0.42	#DW/01	\$47,218	\$1.08	HARM*	2.0220E+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	\$149,500	36.02	\$437,480	\$47,520	\$70,000	0.69	0.69	#DW/01	\$69,271	\$1.59	SSR	2.0230E+14		SUNSET RIDGE	10/14/2023	401	401
41-02-09-451-000	16425 DOE DR NE	04/03/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$133,400	38.89	\$349,703	\$50,707	\$57,000	0.66	0.66	#DW/01	\$76,672	\$1.78	DRE**	2.0230E+14		DEER RUN ESTATES	8/6/2025	401	401
41-02-33-126-020	3782 BENNINGTON DR NE	03/29/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$186,100	47.98	\$434,023	\$59,977	\$70,000	2.64	2.64	#DW/01	\$19,295	\$0.44	NPF**	2.0240E+14		NORTHPOINTE FARMS	10/15/2025	401	401
41-02-33-252-006	2177 WINSTON VIEW DR	08/20/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,400	46.79	\$318,456	\$51,544	\$55,000	0.59	0.59	#DW/01	\$86,774	\$1.90	VISTA	2.0240E+14		VISTA VIEW	5/27/2025	401	401
41-02-31-227-013	13808 EAST HARMONY CT	10/03/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$116,100	36.74	\$323,858	\$52,144	\$60,000	1.00	0.42	#DW/01	\$52,144	\$1.20	HARM*	2.0231E+14		HARMONY FARMS	1/18/2026	401	401
41-02-33-252-010	14845 TREXWELLY DR NE	04/08/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,900	42.53	\$294,481	\$42,310	\$77,000	1.04	1.04	#DW/01	\$90,354	\$1.16	SNDTR	2.0230E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-33-252-000	2361 AVALON VIEW DR NE	09/25/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,600	45.59	\$301,954	\$53,196	\$60,000	0.47	0.47	#DW/01	\$128,183	\$2.94	VISTA	2.0240E+14		VISTA VIEW	5/21/2025	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	#DW/01	\$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	\$316,434	\$53,566	\$62,000	0.98	0.98	#DW/01	\$54,492	\$1.25	NPF**	2.0231E+14		NORTHPOINTE FARMS	8/20/2025	401	401
41-02-33-252-022	13349 SUNSET VIEW DR NE	07/15/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$116,400	36.72	\$326,215	\$53,785	\$63,000	0.70	0.70	#DW/01	\$76,836	\$1.76	SSR	2.0220E+14		SUNSET RIDGE	8/27/2025	401	401
41-02-16-201-000	16525 WILDWOOD VALLEY DR NE	12/05/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$98,300	33.44	\$291,818	\$54,382	\$58,000	1.09	1.09	#DW/01	\$49,882	\$1.15	WV	2.0221E+14		WILDWOOD VALLEY	8/13/2025	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	\$317,298	\$54,502	\$60,000	1.00	0.45	#DW/01	\$54,502	\$1.25	HARM*	2.0230E+14		HARMONY FARMS	8/27/2025	401	401
41-02-22-282-007	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	#DW/01	\$49,457	\$1.14	CORHT	2.0220E+14		CEDAR HEIGHTS	9/2/2025	401	401
41-02-33-252-007	13394 SUNSET VIEW DR NE	08/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$118,100	34.66	\$343,122	\$54,878	\$63,000	0.50	0.50	#DW/01	\$110,419	\$2.53	SSR	2.0220E+14		SUNSET RIDGE	8/13/2025	401	401
41-02-31-227-015	13784 EAST HARMONY CT	06/09/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$132,600	37.35	\$368,028	\$55,961	\$60,000	1.09	0.39	#DW/01	\$55,961	\$1.26	HARM*	2.0230E+14		HARMONY FARMS	8/26/2025	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	#DW/01	\$106,489	\$2.49	VISTA	2.0220E+14		VISTA VIEW	5/21/2025	401	401
41-02-31-227-009	13815 EAST HARMONY CT	05/19/24	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$152,500	47.51	\$324,683	\$56,537	\$60,000	1.00	0.42	#DW/01	\$56,537	\$1.29	HARM*	2.0240E+14		HARMONY FARMS	8/26/2025	401	401
41-02-32-421-049	3078 RHOE CT NE	09/05/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$144,200	46.52	\$315,230	\$56,761	\$57,000	0.62	0.62	#DW/01	\$91,550	\$2.10	SNDTR	2.0240E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-33-252-040	2159 AVALON VIEW DR NE	06/10/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$104,100	36.03	\$302,923	\$57,077	\$60,000	0.36	0.36	#DW/01	\$168,547	\$3.64	VISTA	2.0220E+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	38.89	\$304,710	\$57,290	\$57,000	0.62	0.62	#DW/01	\$92,853	\$2.13	DRE**	2.0230E+14		DEER RUN ESTATES	8/25/2025	401	401
41-02-22-401-016	2843 LEAF CT NE	02/24/23	\$275,900	WD	03-ARM'S LENGTH	\$275,900	\$96,100	34.83	\$275,152	\$57,749	\$57,000	0.57	0.57	#DW/01	\$100,608	\$2.31	SNDTR	2.0230E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-33-252-080	3303 WINSTON VIEW DR	04/10/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$136,200	44.22	\$305,062	\$57,938	\$55,000	0.39	0.39	#DW/01	\$147,425	\$3.38	VISTA			VISTA VIEW	5/27/2025	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	0.44	0.44	#DW/01	\$132,423	\$3.04	TRENT	2.0230E+14		TRENT RIDGE	8/11/2025	401	401
41-02-33-252-065	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	#DW/01	\$127,155	\$2.92	VISTA	2.0241E+14		VISTA VIEW	5/27/2025	401	401
41-02-09-451-034	16659 ANTILER DR NE	04/05/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$139,500	44.71	\$307,314	\$61,889	\$57,000	0.60	0.60	#DW/01	\$107,983	\$2.38	DRE**	2.0240E+14		DEER RUN ESTATES	8/6/2025	401	401
41-02-31-227-028	842 EAST HARMONY DR	11/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,100	48.89	\$317,258	\$62,752	\$60,000	1.00	0.46	#DW/01	\$62,702	\$1.44	HARM*	2.0241E+14		HARMONY FARMS	8/27/2025	401	401
41-02-33-252-039	3165 AVALON VIEW DR NE	05/11/23	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$117,500	37.72	\$308,378	\$63,122	\$60,000	0.36	0.36	#DW/01	\$178,339	\$4.93	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	#DW/01	\$135,529	\$3.11	TRENT	2.0241E+14		TRENT RIDGE	6/11/2025	401	401
41-02-32-421-028	3135 OLIN BRANCH CT NE	09/14/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$109,400	34.19	\$311,931	\$65,069	\$57,000	0.71	0.71	#DW/01	\$92,796	\$2.12	SNDTR	2.0220E+14		SANDTREE SITE CONDO	8/20/2025	401	401
41-02-32-352-021	13330 OLIN RIDGE DR NE	06/07/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,900	45.48	\$337,054	\$65,946	\$58,000	1.83	1.63	#DW/01	\$46,383	\$0.93	ORSUB	2.0240E+14		OLIN RIDGE SUBD	8/27/2025	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	45.85	\$428,034	\$66,466	\$70,000	2.81	2.81	#DW/01	\$23,637	\$0.54	NPF**	2.0240E+14		NORTHPOINTE FARMS	8/20/2025	4	

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

Trent
Ridge