

Trent Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels to Sale	Land Table	Inspected Date	Use Code	Class
41-02-16-251-015	16215 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	1.90	3.01	#NDV01	\$18,475	\$0.42	VP	2.0221E+14		VANTAGE POINTE	8/12/2025	401	
41-02-33-300-002	13340 SUNSET VIEW DR NE	05/13/22	\$285,100	WD	03-ARM'S LENGTH	\$285,100	\$110,800	38.86	\$312,908	\$35,192	\$63,000	0.65	0.55	#NDV01	\$64,336	\$1.48	SSR	2.02206E+14		SUNSET RIDGE	9/2/2025	401	
41-02-16-251-001	16350 OUTBACK DR NE	06/09/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$128,000	36.57	\$372,775	\$37,225	\$60,000	1.80	1.80	#NDV01	\$20,681	\$0.47	VP	2.02206E+14		VANTAGE POINTE	5/27/2025	401	
41-02-33-252-019	2152 WINSTON VIEW DR	06/26/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$143,900	46.72	\$328,307	\$39,693	\$60,000	0.41	0.41	#NDV01	\$96,108	\$2.21	VISTA			VISTA VIEW	5/21/2025	401	
41-02-31-227-012	13820 EAST HARMONY CT	05/25/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$111,600	41.95	\$285,351	\$40,649	\$60,000	1.00	0.38	#NDV01	\$40,649	\$0.93	HARM**	2.02205E+14		HARMONY FARMS	8/26/2025	401	
41-02-22-401-051	3625 ROOT CT NE	09/16/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$149,700	44.75	\$319,185	\$42,815	\$57,000	0.62	0.62	#NDV01	\$69,505	\$1.60	SNDR*	2.02406E+14		SANDTREE SITE CONDO	6/30/2025	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	47.12	\$296,346	\$45,654	\$57,000	0.35	0.35	#NDV01	\$62,707	\$1.90	TRENT	2.0231E+14		TRENT RIDGE	6/11/2025	401	
41-02-23-125-018	3722 BENNINGTON DR NE	04/27/23	\$488,000	WD	03-ARM'S LENGTH	\$488,000	\$158,900	38.95	\$432,053	\$45,947	\$70,000	1.70	1.70	#NDV01	\$28,683	\$0.59	NPF**	2.02306E+14		NORTHPOINTE FARMS	8/20/2025	401	
41-02-33-252-019	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	#NDV01	\$128,702	\$2.85	VISTA	2.02311E+14		VISTA VIEW	5/27/2025	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	0.49	0.59	#NDV01	\$90,126	\$1.84	TRENT	2.02209E+14		TRENT RIDGE	6/11/2025	401	
41-02-31-227-030	830 EAST HARMONY DR	04/01/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$116,000	38.83	\$327,782	\$47,216	\$60,000	1.00	0.42	#NDV01	\$47,216	\$1.08	HARM*	2.02404E+14		HARMONY FARMS	8/27/2025	401	
41-02-33-300-016	1871 SUNSET VIEW CT NE	02/02/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$149,500	36.02	\$437,480	\$47,820	\$70,000	0.69	0.69	#NDV01	\$69,271	\$1.59	SSR**	2.02302E+14		SUNSET RIDGE	10/14/2013	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	\$349,703	\$50,297	\$57,000	0.66	0.66	#NDV01	\$76,672	\$1.76	DRE**	2.02304E+14		DEER RUN ESTATES	5/27/2025	401	
41-02-23-126-020	3762 BENNINGTON DR NE	03/29/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$109,100	47.98	\$434,023	\$50,977	\$70,000	2.64	2.64	#NDV01	\$19,295	\$0.44	NPF**	2.02404E+14		NORTHPOINTE FARMS	10/15/2025	401	
41-02-33-252-066	2177 WINSTON VIEW DR	08/30/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,400	46.79	\$318,456	\$51,544	\$55,000	0.59	0.59	#NDV01	\$66,774	\$1.99	VISTA	2.02409E+14		VISTA VIEW	5/27/2025	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	\$323,856	\$52,144	\$60,000	1.00	0.42	#NDV01	\$52,144	\$1.20	HARM**	2.0221E+14		HARMONY FARMS	1/19/2026	401	
41-02-22-401-010	14945 TREEVALLEY DR NE	09/08/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$121,900	42.03	\$294,841	\$52,519	\$57,000	1.04	1.04	#NDV01	\$50,354	\$1.16	SNDR*	2.02308E+14		SANDTREE SITE CONDO	8/20/2025	401	
41-02-33-252-050	2261 AVALON VIEW DR NE	09/25/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,600	45.29	\$301,804	\$53,196	\$60,000	0.42	0.42	#NDV01	\$128,183	\$2.94	VISTA	2.02409E+14		VISTA VIEW	5/21/2025	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	#NDV01	\$126,924	\$2.91	VISTA	2.02306E+14		VISTA VIEW	5/21/2025	401	
41-02-23-126-008	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	#NDV01	\$54,492	\$1.25	NPF**	2.0231E+14		NORTHPOINTE FARMS	8/20/2025	401	
41-02-33-300-022	13349 SUNSET VIEW DR NE	07/15/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$116,400	38.72	\$326,215	\$53,785	\$63,000	0.70	0.70	#NDV01	\$76,636	\$1.76	SSR	2.02207E+14		SUNSET RIDGE	9/2/2025	401	
41-02-16-201-008	16325 WILDWOOD VALLEY DR NE	12/05/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$96,300	33.44	\$291,618	\$54,382	\$58,000	1.09	1.09	#NDV01	\$49,892	\$1.15	HW	2.02212E+14		WILDWOOD VALLEY	8/13/2025	401	
41-02-31-227-029	842 EAST HARMONY DR	02/24/23	\$311,800	WD	03-ARM'S LENGTH	\$311,800	\$113,700	38.47	\$317,298	\$54,502	\$60,000	1.00	0.45	#NDV01	\$54,502	\$1.25	HARM*	2.02303E+14		HARMONY FARMS	8/27/2025	401	
41-02-22-202-087	15430 CEDAR LEAF DRIVE PVT	07/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$112,800	33.61	\$316,202	\$54,798	\$58,000	1.11	1.11	#NDV01	\$49,457	\$1.14	DRHT*	2.02207E+14		CEDAR HEIGHTS	8/13/2025	401	
41-02-33-300-007	13394 SUNSET VIEW DR NE	08/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,100	34.68	\$343,122	\$54,876	\$63,000	0.50	0.50	#NDV01	\$110,419	\$2.53	SSR	2.02208E+14		SUNSET RIDGE	9/2/2025	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	\$359,939	\$55,051	\$60,000	1.00	0.39	#NDV01	\$55,051	\$1.26	HARM**	2.02306E+14		HARMONY FARMS	8/16/2025	401	
41-02-33-252-001	2378 WINSTON VIEW DR	05/12/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,200	33.40	\$288,911	\$56,689	\$60,000	0.52	0.52	#NDV01	\$108,469	\$2.49	VISTA	2.02204E+14		VISTA VIEW	5/21/2025	401	
41-02-31-227-009	13815 EAST HARMONY CT	04/10/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$152,500	47.51	\$324,663	\$56,337	\$60,000	1.00	0.42	#NDV01	\$58,337	\$1.29	HARM**	2.02405E+14		HARMONY FARMS	8/26/2025	401	
41-02-22-401-049	3078 ROOT CT NE	09/06/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$144,200	46.52	\$310,238	\$56,781	\$57,000	0.62	0.62	#NDV01	\$91,550	\$2.10	SNDR*	2.02409E+14		SANDTREE SITE CONDO	9/20/2025	401	
41-02-33-252-040	2159 AVALON VIEW DR NE	08/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,100	36.03	\$302,923	\$57,077	\$60,000	0.36	0.36	#NDV01	\$158,547	\$3.64	VISTA	2.02306E+14		VISTA VIEW	5/21/2025	401	
41-02-09-451-012	16520 DOE DR NE	07/28/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,700	36.59	\$304,710	\$57,290	\$57,000	0.62	0.62	#NDV01	\$92,653	\$2.13	DRE**	2.02308E+14		DEER RUN ESTATES	6/25/2025	401	
41-02-33-252-016	2843 LEAF CT NE	02/24/23	\$275,901	WD	03-ARM'S LENGTH	\$275,901	\$96,100	34.83	\$275,152	\$57,749	\$57,000	0.57	0.57	#NDV01	\$100,608	\$2.31	SNDR*	2.02303E+14		SANDTREE SITE CONDO	8/20/2025	401	
41-02-33-252-000	2203 WINSTON VIEW DR	04/10/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$138,200	44.22	\$305,062	\$57,938	\$55,000	0.39	0.39	#NDV01	\$147,425	\$3.38	VISTA			VISTA VIEW	5/27/2025	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	#NDV01	\$132,423	\$3.04	TRENT	2.02306E+14		TRENT RIDGE	6/11/2025	401	
41-02-33-252-085	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	#NDV01	\$127,155	\$2.92	VISTA	2.02411E+14		VISTA VIEW	6/17/2025	401	
41-02-09-451-034	16650 ANTLER DR NE	04/05/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$139,500	44.71	\$307,314	\$61,686	\$57,000	0.60	0.60	#NDV01	\$107,982	\$2.36	DRE**	2.02404E+14		DEER RUN ESTATES	8/6/2025	401	
41-02-31-227-029	842 EAST HARMONY DR	11/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,100	46.59	\$317,298	\$62,702	\$60,000	1.00	0.45	#NDV01	\$67,702	\$1.44	HARM**	2.02411E+14		HARMONY FARMS	9/27/2025	401	
41-02-33-252-039	2155 AVALON VIEW DR NE	05/11/23	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$117,600	37.72	\$308,378	\$63,122	\$60,000	0.36	0.36	#NDV01	\$175,339	\$4.03	VISTA	2.02306E+14		VISTA VIEW	5/21/2025	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	#NDV01	\$135,529	\$3.11	TRENT	2.02411E+14		TRENT RIDGE	6/11/2025	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	\$311,931	\$65,069	\$57,000	0.71	0.71	#NDV01	\$92,296	\$2.12	SNDR*	2.02208E+14		SANDTREE SITE CONDO	8/20/2025	401	
41-02-16-252-021	13339 OLIN RIDGE DR NE	06/07/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$159,900	43.48	\$337,054	\$65,946	\$58,000	1.63	1.63	#NDV01	\$40,383	\$0.93	DRSJB*	2.02406E+14		OLIN RIDGE SUBD	9/2/2025	401	
41-02-23-126-016	3670 BENNINGTON DR NE	05/21/24	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$192,400	45.65	\$425,034	\$66,466	\$78,000	2.81	2.81	#NDV01	\$23,637	\$0.54	NPF**	2.02406E+14		NORTHPOINTE FARMS	8/20/2025	401	
41-02-33-300-024	1897 15 MILB RD NE	08/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,000	38.93</															