

Wildwood Valley

Exec#	Number	Street Address	Sale Date	Sale Price	Acres	Form of Sale	Acq. Date	Acq. Price	Acq. Method	Cor.	Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Debt/Net	Debt/Net/Acre	Debt/Net/SqFt	ECY Area	Libri/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
41-02-33-255-019	18355	OUTBACK DR NE	06/29/22	\$350,000	WD	03 ARMS LENGTH		\$178,000	36.57		\$372,775	\$37,333	\$60,000	1.80	1.80	#DIV/0!	\$20,861	\$0.47	VF	2.02206E+14	VANTAGE POINTE	0	1	5/27/2025	401	401	
41-02-33-252-019	2150	WINSTON VIEW DR	06/26/24	\$308,000	WD	03 ARMS LENGTH		\$308,000	\$143,900	46.72	\$328,807	\$38,900	\$60,000	0.41	0.41	#DIV/0!	\$96,109	\$2.21	VISTA		VISTA VIEW	0	0	5/21/2025	401	401	
41-02-31-227-012	13820	EAST HARMONY CT	05/25/22	\$268,000	WD	03 ARMS LENGTH		\$268,000	\$111,600	41.96	\$285,301	\$40,849	\$60,000	1.00	0.38	#DIV/0!	\$60,649	\$0.93	HARM	2.02205E+14	HARMONY FARMS	0	0	8/28/2025	401	401	
41-02-22-401-051	3092	ROOT CT NE	08/16/24	\$305,000	WD	03 ARMS LENGTH		\$305,000	\$148,700	48.75	\$318,185	\$42,815	\$57,000	0.62	0.62	#DIV/0!	\$69,505	\$1.60	SNDR	2.02408E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401	401	
41-02-16-101-001	1731	TRENT RIDGE CT NE	10/15/23	\$285,000	WD	03 ARMS LENGTH		\$285,000	\$134,300	47.12	\$296,248	\$46,948	\$37,000	0.86	0.86	#DIV/0!	\$83,767	\$1.90	TRENT	2.02211E+14	TRENT RIDGE	0	0	6/11/2025	401	401	
41-02-33-252-019	2230	WALON VIEW DR NE	04/27/24	\$308,000	WD	03 ARMS LENGTH		\$308,000	\$134,800	38.86	\$432,652	\$48,847	\$70,000	1.79	1.79	#DIV/0!	\$28,889	\$0.28	NPV*	2.02366E+14	NORTHPOINTE FARMS	0	1	8/20/2025	401	401	
41-02-16-101-012	1688	TRENT RIDGE CT NE	09/06/22	\$281,000	WD	03 ARMS LENGTH		\$281,000	\$103,300	37.47	\$295,886	\$47,114	\$57,000	0.59	0.59	#DIV/0!	\$60,126	\$1.84	TRENT	2.02209E+14	TRENT RIDGE	0	0	6/11/2025	401	401	
41-02-31-227-030	830	EAST HARMONY DR	04/01/22	\$311,000	WD	03 ARMS LENGTH		\$311,000	\$116,000	36.83	\$327,792	\$47,218	\$60,000	1.00	0.42	#DIV/0!	\$47,218	\$1.08	HARM*	2.02204E+14	HARMONY FARMS	0	0	6/27/2025	401	401	
41-02-33-380-016	1873	SUNSET VIEW CT NE	02/02/23	\$455,000	WD	03 ARMS LENGTH		\$455,000	\$147,000	38.02	\$437,400	\$47,020	\$70,000	0.89	0.69	#DIV/0!	\$68,271	\$1.99	SSR	2.02302E+14	SUNSET RIDGE	0	0	10/14/2024	401	401	
41-02-09-451-050	16423	ODE DR NE	04/03/23	\$343,000	WD	03 ARMS LENGTH		\$343,000	\$132,400	38.89	\$349,703	\$50,297	\$67,000	0.66	0.66	#DIV/0!	\$76,872	\$1.76	DEE*	2.02204E+14	DEER RUN ESTATES	0	0	8/6/2025	401	401	
41-02-23-126-020	3762	BENNINGTON DR NE	03/29/24	\$415,000	WD	03 ARMS LENGTH		\$415,000	\$199,100	47.98	\$434,023	\$36,923	\$70,000	2.44	2.44	#DIV/0!	\$19,290	\$0.44	NPV*	2.02304E+14	NORTHPOINTE FARMS	0	1	10/15/2025	401	401	
41-02-33-252-046	2177	WINSTON VIEW DR	08/29/24	\$315,000	WD	03 ARMS LENGTH		\$315,000	\$147,400	46.75	\$316,404	\$51,244	\$50,000	0.59	0.59	#DIV/0!	\$86,774	\$1.99	VISTA	2.02306E+14	VISTA VIEW	0	0	5/27/2025	401	401	
41-02-31-227-013	13804	EAST HARMONY CT	10/23/22	\$314,000	WD	03 ARMS LENGTH		\$314,000	\$114,100	36.74	\$321,056	\$52,144	\$60,000	1.00	0.42	#DIV/0!	\$52,144	\$1.20	HARM*	2.02211E+14	HARMONY FARMS	0	0	1/18/2026	401	401	
41-02-32-401-010	14845	TREEVALEY DR NE	08/09/23	\$290,000	WD	03 ARMS LENGTH		\$290,000	\$121,800	42.03	\$294,481	\$52,519	\$57,000	1.04	1.04	#DIV/0!	\$50,554	\$1.16	SNDR	2.02388E+14	SANDTREE SITE CONDO	0	0	8/28/2025	401	401	
41-02-33-252-050	2281	WALON VIEW DR NE	09/25/24	\$295,000	WD	03 ARMS LENGTH		\$295,000	\$132,600	45.29	\$301,804	\$30,196	\$60,000	0.42	0.42	#DIV/0!	\$128,183	\$2.94	VISTA	2.02408E+14	VISTA VIEW	0	0	8/21/2025	401	401	
41-02-33-253-010	2330	WINSTON VIEW DR	08/05/23	\$305,000	WD	03 ARMS LENGTH		\$305,000	\$121,400	39.80	\$311,438	\$55,982	\$60,000	0.42	0.42	#DIV/0!	\$126,924	\$2.91	VISTA	2.02306E+14	VISTA VIEW	0	0	8/21/2025	401	401	
41-02-23-126-028	3408	BENNINGTON DR NE	10/18/23	\$310,000	WD	03 ARMS LENGTH		\$310,000	\$126,800	40.94	\$318,454	\$50,656	\$62,000	0.98	0.98	#DIV/0!	\$44,492	\$1.28	NPV*	2.02311E+14	NORTHPOINTE FARMS	0	1	8/20/2025	401	401	
41-02-33-250-022	15349	SUNSET VIEW DR NE	07/15/22	\$317,000	WD	03 ARMS LENGTH		\$317,000	\$116,400	38.72	\$328,215	\$50,785	\$62,000	0.70	0.70	#DIV/0!	\$76,836	\$1.78	SSR	2.02207E+14	SUNSET RIDGE	0	0	9/2/2025	401	401	
41-02-18-201-028	16325	WILWOOD VALLEY DR NE	12/05/22	\$288,000	WD	03 ARMS LENGTH		\$288,000	\$96,300	33.44	\$291,818	\$54,382	\$58,000	1.09	1.09	#DIV/0!	\$48,892	\$1.15	WV	2.02211E+14	WILWOOD VALLEY	0	1	8/13/2025	401	401	
41-02-31-227-030	843	EAST HARMONY DR	02/24/23	\$311,800	WD	03 ARMS LENGTH		\$311,800	\$113,700	36.47	\$317,298	\$54,002	\$60,000	1.00	0.45	#DIV/0!	\$64,602	\$1.25	HARM*	2.02303E+14	HARMONY FARMS	0	0	8/27/2025	401	401	
41-02-22-202-007	15432	CLDAM LEAF DRIVE PVT	07/15/22	\$315,000	WD	03 ARMS LENGTH		\$315,000	\$112,800	39.81	\$310,202	\$54,796	\$50,000	1.11	1.11	#DIV/0!	\$49,457	\$1.14	CONR*	2.02207E+14	CEDAR HEIGHTS	0	0	8/19/2025	401	401	
41-02-33-380-007	15384	SUNSET VIEW DR NE	08/01/22	\$335,000	WD	03 ARMS LENGTH		\$335,000	\$116,100	34.66	\$343,122	\$54,978	\$62,000	0.50	0.50	#DIV/0!	\$110,419	\$2.53	SSR	2.02208E+14	SUNSET RIDGE	0	0	9/2/2025	401	401	
41-02-31-227-015	13784	EAST HARMONY CT	06/09/23	\$355,000	WD	03 ARMS LENGTH		\$355,000	\$132,600	37.36	\$359,909	\$55,981	\$60,000	1.00	0.39	#DIV/0!	\$55,981	\$1.26	HARM*	2.02302E+14	HARMONY FARMS	0	0	8/28/2025	401	401	
41-02-33-252-001	2378	WINSTON VIEW DR	04/12/22	\$268,000	WD	03 ARMS LENGTH		\$268,000	\$95,200	33.40	\$268,811	\$56,209	\$60,000	0.52	0.52	#DIV/0!	\$108,289	\$2.49	VISTA	2.02204E+14	VISTA VIEW	0	0	5/21/2025	401	401	
41-02-31-227-030	15816	EAST HARMONY CT	05/10/24	\$322,000	WD	03 ARMS LENGTH		\$322,000	\$152,500	47.81	\$324,663	\$56,337	\$60,000	1.00	0.42	#DIV/0!	\$64,337	\$1.29	HARM*	2.02303E+14	HARMONY FARMS	0	0	8/29/2025	401	401	
41-02-22-401-048	3078	ROOT CT NE	08/06/24	\$310,000	WD	03 ARMS LENGTH		\$310,000	\$144,200	48.82	\$310,239	\$56,761	\$57,000	0.62	0.62	#DIV/0!	\$91,550	\$2.10	SNDR	2.02409E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401	401	
41-02-33-252-040	2159	WALON VIEW DR NE	06/15/22	\$300,000	WD	03 ARMS LENGTH		\$300,000	\$108,100	36.03	\$302,823	\$57,277	\$60,000	0.38	0.38	#DIV/0!	\$158,547	\$3.64	VISTA	2.02208E+14	VISTA VIEW	0	0	5/21/2025	401	401	
41-02-09-451-012	16330	ODE DR NE	07/28/23	\$305,000	WD	03 ARMS LENGTH		\$305,000	\$117,200	38.58	\$304,710	\$57,290	\$57,000	0.82	0.82	#DIV/0!	\$82,833	\$2.13	DEE*	2.02308E+14	DEER RUN ESTATES	0	0	8/29/2025	401	401	
41-02-22-401-016	3643	LEAF CT NE	02/24/23	\$275,901	WD	03 ARMS LENGTH		\$275,901	\$98,150	34.83	\$278,183	\$57,789	\$57,000	0.57	0.57	#DIV/0!	\$150,608	\$2.31	SNDR	2.02303E+14	SANDTREE SITE CONDO	0	0	6/25/2025	401	401	
41-02-33-252-060	2303	WINSTON VIEW DR	04/10/24	\$308,000	WD	03 ARMS LENGTH		\$308,000	\$136,200	44.22	\$305,082	\$57,298	\$55,000	0.39	0.39	#DIV/0!	\$147,453	\$3.38	VISTA		VISTA VIEW	0	0	5/21/2025	401	401	
41-02-18-101-002	1713	TRENT RIDGE CT NE	06/09/23	\$296,000	WD	03 ARMS LENGTH		\$296,000	\$121,200	44.23	\$294,469	\$58,521	\$57,000	0.44	0.44	#DIV/0!	\$142,423	\$3.04	TRENT	2.02306E+14	TRENT RIDGE	0	0	6/11/2025	401	401	
41-02-33-252-004	2203	WINSTON VIEW DR	11/01/24	\$310,000	WD	03 ARMS LENGTH		\$310,000	\$134,800	43.42	\$324,863	\$60,517	\$55,000	0.47	0.47	#DIV/0!	\$127,150	\$2.92	VISTA	2.02411E+14	VISTA VIEW	0	0	5/27/2025	401	401	
41-02-09-451-034	16850	ANTLER DR NE	04/05/24	\$312,000	WD	03 ARMS LENGTH		\$312,000	\$138,500	44.71	\$307,814	\$60,486	\$57,000	0.66	0.66	#DIV/0!	\$102,982	\$2.36	DEE*	2.02404E+14	DEER RUN ESTATES	0	0	8/6/2025	401	401	
41-02-31-227-030	842	EAST HARMONY DR	11/08/24	\$330,000	WD	03 ARMS LENGTH		\$330,000	\$148,100	46.59	\$317,298	\$62,702	\$60,000	1.00	0.45	#DIV/0!	\$62,702	\$1.44	HARM*	2.02411E+14	HARMONY FARMS	0	0	8/27/2025	401	401	
41-02-33-252-039	2155	WALON VIEW DR NE	05/11/23	\$311,500	WD	03 ARMS LENGTH		\$311,500	\$117,500	37.72	\$308,378	\$63,122	\$60,000	0.38	0.38	#DIV/0!	\$179,339	\$4.03	VISTA	2.02304E+14	VISTA VIEW	0	0	5/21/2025	401	401	
41-02-16-101-016	18232	TRENT RIDGE DR NE	11/18/24	\$340,000	WD	03 ARMS LENGTH		\$340,000	\$150,400	47.18	\$333,126	\$63,834	\$57,200	0.47	0.47	#DIV/0!	\$23,624	\$2.11	TRENT	2.02311E+14	TRENT RIDGE	0	0	8/11/2025	401	401	
41-02-22-401-018	15091	BRANCH CT NE	08/14/22	\$320,000	WD	03 ARMS LENGTH		\$320,000	\$159,400	34.18	\$311,831	\$60,588	\$57,000	0.71	0.71	#DIV/0!	\$62,298	\$2.13	SNDR	2.02308E+14	SANDTREE SITE CONDO	0	0	8/20/2025	401	401	
41-02-22-352-021	15239	OLIN RIDGE DR NE	06/07/24	\$345,000	WD	03 ARMS LENGTH		\$345,000	\$158,000	45.48	\$337,054	\$65,946	\$58,000	1.63	1.63	#DIV/0!	\$46,383	\$0.93	ORSUB	2.02406E+14	OLIN RIDGE SUBD	0	1	8/20/2025	401	401	
41-02-23-126-016	3670	BENNINGTON DR NE	05/21/24	\$421,500	WD	03 ARMS LENGTH		\$421,500	\$192,400	45.65	\$425,034	\$66,466	\$70,000	2.91	2.91	#DIV/0!	\$23,837	\$0.54	NPV*	2.02405E+14	NORTHPOINTE FARMS	0	1	8/20/2025	401	401	
41-02-33-380-028	1897	16 HILL RD NE	06/29/23	\$262,000	WD	03 ARMS LENGTH																					

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

Wildwood