

General Residential Time Adjustment					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
R-18-34-300-003	9/16/22	49	\$300,000	3.88%	0.32%
R-18-34-300-003	8/9/18		\$259,000		
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
R-18-13-300-017	3/31/22	60	1.19	\$50,000	\$59,692
R-18-12-200-030	3/31/22	57	1.18	\$105,000	\$124,335
R-18-27-300-009	3/31/22	44	1.14	\$60,000	\$68,529
R-18-12-200-025	3/31/22	22	1.07	\$100,000	\$107,107
R-18-11-400-001	3/31/22	35	1.11	\$325,000	\$361,748

General Residential Land Value Analysis									
2 Acre Site									
Parcel Number	Sale Date	ADJ Sale Price	Acres	ROW	Net Acres	Sale \$ / AC	School District	Address	Comments
R-18-13-300-017	4/6/17	\$59,692	1.15	0.13	1.02	\$58,521	Saline	10590 Mooreville Road	-
R-18-12-200-030	7/5/17	\$124,335	2.5	0.16	2.34	\$53,135	Saline	3480 Johnson Road	-
Totals		\$184,027	3.65	0.29	3.36	\$54,770			-
Site Acreage	Per Acre Value	2 Acre Site Value	Site Value Rounded						
2	\$54,770	\$109,540	\$110,000						
8 Acre Site									
Parcel Number	Sale Date	ADJ Sale Price	Acres	ROW	Net Acres	Sale \$ / AC	School District	Address	Comments
R-18-27-300-009	7/31/18	\$68,529	6.17	0.03	6.14	\$11,161	Saline	4960 Arkona Road	-
R-18-12-200-025	6/10/20	\$107,107	7.76	0.15	7.61	\$14,075	Saline	Johnson Road	-
R-18-12-200-031	8/31/21	\$240,000	7.51	0.24	7.27	\$33,012	Saline	3400 Johnson Road	-
R-18-13-100-016	8/25/22	\$135,000	10	0.35	9.65	\$13,990	Saline	3401 Johnson Road	-
Totals		\$550,636	31.44	0.77	30.67	\$17,954			-
Site Acreage	Per Acre Value	8 Acre Site Value	Site Value Rounded						
8	\$17,954	\$143,629	\$144,000						
36 Acre Site									
Parcel Number	Sale Date	ADJ Sale Price	Acres	ROW	Net Acres	Sale \$ / AC	School District	Address	Comments
R-18-11-400-001	5/2/19	\$361,748	36	0.71	35.29	\$10,251	Saline	Johnson Road	-
Site Acreage	Per Acre Value	36 Acre Site Value	Site Value Rounded						
36	\$10,251	\$369,027	\$369,000						
50 Acre Site									
Parcel Number	Sale Date	ADJ Sale Price	Acres	ROW	Net Acres	Sale \$ / AC	School District	Address	Comments
R-18-13-400-001 & 100-015	6/20/22	\$475,000	50	1.25	48.75	\$9,744	Saline	Maple Road	-
Site Acreage	Per Acre Value	50 Acre Site Value	Site Value Rounded						
50	\$9,744	\$487,179	\$487,000						

Excess Land Analysis		Excess Land Analysis		Excess Land Analysis	
\$110,000	\$144,000	\$110,000	\$369,000	\$110,000	\$487,000
\$34,000		\$259,000		\$377,000	
6		34		48	
\$5,667		\$7,618		\$7,854	
\$5,700		\$7,600		\$7,900	
Average	\$7,067				
Excess Land Value	\$7,000				

General Residential ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Improvements	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-15-400-012	4560 Braun Road	8/6/21	\$360,000	\$170,230	\$13,122	\$176,648	\$200,967	0.88	1985	35
R-18-24-100-005	11333 Mooreville Road	9/16/21	\$325,000	\$125,018	\$6,990	\$192,992	\$201,032	0.96	1875	35
R-18-23-200-003	4357 Braun Road	10/8/21	\$350,000	\$108,624	\$5,476	\$235,900	\$248,310	0.95	1961	35
R-18-06-300-003	8253 Austin Road	5/12/22	\$272,000	\$59,751	\$1,108	\$211,141	\$195,976	1.08	1920	25
R-18-03-400-003	8603 Dell Road	6/6/22	\$510,000	\$126,403	\$11,659	\$371,938	\$426,900	0.87	2000	24
R-18-35-200-005	4075 Arkona Road	6/20/22	\$180,000	\$91,681	\$3,571	\$84,748	\$83,071	1.02	1950	35
R-18-34-300-003	13740 Goodrich Road	9/16/22	\$300,000	\$103,922	\$8,746	\$187,332	\$209,878	0.89	1880	35
Totals			\$2,297,000	\$785,629	\$50,672	\$1,460,699	\$1,566,134	0.93		
Outliers										
R-18-33-300-009 & 400-005	13591 Macon Road	4/30/21	\$575,000	\$313,989	\$95,295	\$165,716	\$475,065	0.35	2001	23
R-18-32-200-006 & 007	6925 Arkona Road	5/13/21	\$605,000	\$252,490	\$104,220	\$248,290	\$462,084	0.54	1994	30
R-18-15-100-004	10620 Macon Road	5/24/21	\$534,250	\$129,250	\$26,302	\$378,698	\$519,132	0.73	1978	35
R-18-05-200-005	7120 Austin Road	7/13/22	\$367,800	\$164,668	\$0	\$203,132	\$317,747	0.64	1860	35
R-18-06-300-006 & 007	8241 Austin Road	7/18/22	\$361,000	\$215,910	\$22,971	\$122,119	\$218,199	0.56	1942	35
R-18-34-400-011	4676 Hack Road	2/22/23	\$375,000	\$147,882	\$12,930	\$214,188	\$292,465	0.73	1971	35

Andelina Farms Subdivision Land Values					
Parcel Number	Sale Date	Sale Price	RCNLD	Land Improvements	Land Residual
R-18-02-403-036	12/15/22	\$530,165	\$434,805	\$9,764	\$85,596
R-18-02-403-010	1/12/23	\$478,710	\$404,289	\$9,764	\$64,657
R-18-02-403-006	1/25/23	\$482,195	\$384,914	\$8,462	\$88,819
R-18-02-403-012	1/31/23	\$497,900	\$430,937	\$9,764	\$57,199
R-18-02-403-004	2/7/23	\$480,515	\$394,388	\$8,462	\$77,665
R-18-02-403-044	2/17/23	\$560,000	\$452,144	\$9,764	\$98,092
R-18-02-403-014	3/9/23	\$549,755	\$468,634	\$9,764	\$71,357
R-18-02-403-022	3/28/23	\$535,000	\$473,244	\$8,462	\$53,294
R-18-02-403-042	3/30/23	\$529,900	\$436,732	\$9,764	\$83,404
R-18-02-403-021	3/31/23	\$525,000	\$430,937	\$9,764	\$84,299
Totals		\$5,169,140	\$4,311,024	\$93,734	\$76,438
Outliers					
R-18-02-403-015	12/23/22	\$497,900	\$445,867	\$9,764	\$42,269
R-18-02-403-008	1/12/23	\$444,525	\$418,893	\$8,462	\$17,170
R-18-02-403-041	3/1/23	\$499,900	\$441,794	\$9,764	\$48,342
R-18-02-403-045	3/3/23	\$500,000	\$389,139	\$9,764	\$101,097
R-18-02-403-017	3/15/23	\$522,125	\$404,688	\$8,462	\$108,975

Rounded
\$76,000

The Towns At Andelina Condominium Land Values					
Parcel Number	Sale Date	Sale Price	RCNLD	Land Improvements	Land Residual
R-18-02-402-059	9/28/22	\$299,900	\$222,519	\$0	\$77,381
R-18-02-402-009	10/26/22	\$340,000	\$247,071	\$0	\$92,929
R-18-02-402-057	11/30/22	\$299,900	\$225,356	\$0	\$74,544
R-18-02-402-016	12/23/22	\$352,582	\$255,191	\$0	\$97,391
R-18-02-402-029	1/20/23	\$349,900	\$274,959	\$0	\$74,941
R-18-02-402-019	2/17/23	\$345,000	\$255,725	\$0	\$89,275
R-18-02-402-010	2/23/23	\$299,900	\$214,588	\$0	\$85,312
R-18-02-402-021	3/3/23	\$351,320	\$255,725	\$0	\$95,595
R-18-02-402-014	3/7/23	\$320,000	\$255,725	\$0	\$64,275
R-18-02-402-023	3/22/23	\$380,000	\$288,427	\$0	\$91,573
Totals		\$3,338,502	\$2,495,286	\$0	\$84,322
Outliers					
R-18-02-402-011	10/31/22	\$357,000	\$247,071	\$0	\$109,929
R-18-02-402-008	10/31/22	\$396,725	\$280,047	\$0	\$116,678
R-18-02-402-012	7/29/22	\$385,530	\$269,784	\$0	\$115,746
R-18-02-402-013	12/23/22	\$391,725	\$288,427	\$0	\$103,298
R-18-02-402-017	2/3/23	\$389,160	\$285,590	\$0	\$103,570
R-18-02-402-018	2/15/23	\$389,960	\$285,590	\$0	\$104,370
R-18-02-402-047	2/16/23	\$278,000	\$270,235	\$0	\$7,765

Rounded
\$84,000

Andelino Farms ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Improvements	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-403-039	2739 Salt Springs Drive	5/31/22	\$475,510	\$76,000	\$9,764	\$389,746	\$392,122	0.99	2022	3
R-18-02-403-038	2738 Salt Springs Drive	6/9/22	\$430,000	\$76,000	\$9,764	\$344,236	\$346,243	0.99	2022	3
R-18-02-403-027	2727 Wheatfield Way	6/10/22	\$469,900	\$76,000	\$8,462	\$345,438	\$404,423	0.93	2022	3
R-18-02-403-018	2718 Salt Springs Drive	6/10/22	\$509,900	\$76,000	\$8,462	\$425,438	\$473,725	0.90	2022	3
R-18-02-403-019	2719 Maize Loop	6/15/22	\$514,885	\$76,000	\$8,462	\$430,423	\$436,673	0.99	2022	3
R-18-02-403-023	2723 Maize Loop	7/7/22	\$489,515	\$76,000	\$8,462	\$403,053	\$403,255	1.00	2022	3
R-18-02-403-024	2724 Maize Loop	7/11/22	\$510,665	\$76,000	\$9,764	\$424,901	\$425,534	1.00	2022	3
R-18-02-403-026	2726 Wheatfield Way	7/28/22	\$473,495	\$76,000	\$8,462	\$389,033	\$400,716	0.97	2022	3
R-18-02-403-011	2711 Maize Loop	7/29/22	\$473,730	\$76,000	\$8,462	\$389,268	\$393,950	0.99	2022	3
R-18-02-403-016	2716 Maize Loop	9/12/22	\$597,900	\$76,000	\$8,462	\$513,438	\$458,397	1.12	2022	2
R-18-02-403-013	2713 Maize Loop	11/22/22	\$534,345	\$76,000	\$9,764	\$448,581	\$407,338	1.10	2022	2
R-18-02-403-020	2720 Maize Loop	12/8/22	\$521,550	\$76,000	\$9,764	\$435,786	\$392,760	1.11	2022	2
R-18-02-403-036	2736 Salt Springs Drive	12/15/22	\$530,165	\$76,000	\$9,764	\$444,401	\$434,805	1.02	2022	2
R-18-02-403-015	2715 Maize Loop	12/23/22	\$497,900	\$76,000	\$9,764	\$412,136	\$445,867	0.92	2022	2
R-18-02-403-010	2710 Maize Loop	1/12/23	\$478,710	\$76,000	\$9,764	\$389,946	\$404,289	0.97	2022	2
R-18-02-403-006	2706 Maize Loop	1/25/23	\$482,195	\$76,000	\$8,462	\$397,733	\$384,914	1.03	2022	2
R-18-02-403-012	2712 Maize Loop	1/31/23	\$497,900	\$76,000	\$9,764	\$412,136	\$430,937	0.96	2022	2
R-18-02-403-004	2704 Maize Loop	2/7/23	\$480,515	\$76,000	\$8,462	\$386,053	\$394,388	1.00	2022	2
R-18-02-403-044	2744 Salt Springs Drive	2/15/23	\$560,000	\$76,000	\$9,764	\$474,236	\$452,144	1.05	2022	2
R-18-02-403-041	2741 Salt Springs Drive	3/1/23	\$499,900	\$76,000	\$9,764	\$414,136	\$441,794	0.94	2022	2
R-18-02-403-045	2745 Salt Springs Drive	3/3/23	\$500,000	\$76,000	\$9,764	\$414,236	\$389,139	1.06	2022	2
R-18-02-403-014	2714 Maize Loop	3/9/23	\$549,755	\$76,000	\$9,764	\$463,991	\$468,634	0.99	2022	2
R-18-02-403-017	2717 Salt Spring Drive	3/15/23	\$532,125	\$76,000	\$8,462	\$437,663	\$404,688	1.08	2022	2
R-18-02-403-022	2722 Maize Loop	3/28/23	\$535,000	\$76,000	\$8,462	\$450,538	\$473,244	0.95	2022	2
R-18-02-403-042	2742 Salt Springs Drive	3/30/23	\$529,900	\$76,000	\$9,764	\$444,136	\$436,732	1.02	2022	2
R-18-02-403-021	2721 Maize Loop	3/31/23	\$525,000	\$76,000	\$9,764	\$439,236	\$430,937	1.02	2022	2
Totals			\$13,180,460	\$1,976,000	\$239,542	\$10,964,918	\$10,927,648	1.00		
Outliers										
R-18-02-403-037	2737 Salt Springs Drive	6/17/22	\$450,000	\$76,000	\$9,764	\$364,236	\$409,603	0.89	2022	3
R-18-02-403-040	2740 Salt Springs Drive	6/22/22	\$499,000	\$76,000	\$9,764	\$413,236	\$495,967	0.83	2022	3
R-18-02-403-028	2728 Salt Springs Drive	11/23/22	\$409,755	\$76,000	\$8,462	\$325,272	\$413,451	0.79	2022	2
R-18-02-403-008	2708 Maize Loop	1/12/23	\$444,525	\$76,000	\$8,462	\$360,063	\$418,893	0.86	2022	2

The Towns At Andelino ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Improvements	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-402-024	501 Maize Loop	6/8/22	\$360,000	\$84,000	\$0	\$276,000	\$263,269	0.97	2021	3
R-18-02-402-026	503 Maize Loop	6/8/22	\$320,000	\$84,000	\$0	\$236,000	\$253,564	0.93	2022	3
R-18-02-402-027	504 Maize Loop	6/9/22	\$300,000	\$84,000	\$0	\$216,000	\$224,411	0.96	2022	3
R-18-02-402-028	505 Maize Loop	6/13/22	\$320,000	\$84,000	\$0	\$236,000	\$256,372	0.92	2022	3
R-18-02-402-054	1006 Salt Springs Drive	6/27/22	\$356,635	\$84,000	\$0	\$272,635	\$283,469	0.96	2022	3
R-18-02-402-050	1002 Salt Springs Drive	6/29/22	\$340,485	\$84,000	\$0	\$256,485	\$253,781	1.01	2022	3
R-18-02-402-049	1001 Salt Springs Drive	6/30/22	\$366,785	\$84,000	\$0	\$282,785	\$280,661	1.01	2022	3
R-18-02-402-052	1004 Salt Springs Drive	7/22/22	\$411,395	\$84,000	\$0	\$327,395	\$253,240	1.02	2022	3
R-18-02-402-051	1003 Salt Springs Drive	7/22/22	\$321,500	\$84,000	\$0	\$237,500	\$223,498	1.06	2022	3
R-18-02-402-048	904 Salt Springs Drive	7/22/22	\$356,025	\$84,000	\$0	\$272,025	\$275,043	0.99	2022	3
R-18-02-402-045	903 Salt Springs Drive	7/22/22	\$356,410	\$84,000	\$0	\$272,410	\$280,661	0.97	2022	3
R-18-02-402-046	902 Salt Springs Drive	7/29/22	\$338,395	\$84,000	\$0	\$254,395	\$253,240	1.00	2022	3
R-18-02-402-025	502 Maize Loop	7/29/22	\$340,000	\$84,000	\$0	\$256,000	\$253,593	1.01	2022	3
R-18-02-402-053	1005 Salt Springs Drive	8/25/22	\$299,900	\$84,000	\$0	\$215,900	\$220,690	0.98	2022	3
R-18-02-402-055	1101 Salt Springs Drive	9/15/22	\$366,730	\$84,000	\$0	\$282,730	\$283,118	1.00	2022	2
R-18-02-402-058	1104 Salt Springs Drive	9/22/22	\$344,875	\$84,000	\$0	\$260,875	\$249,890	1.04	2022	2
R-18-02-402-060	1106 Salt Springs Drive	9/22/22	\$359,040	\$84,000	\$0	\$275,040	\$285,955	0.96	2022	2
R-18-02-402-056	1102 Salt Springs Drive	9/23/22	\$345,845	\$84,000	\$0	\$261,845	\$255,398	1.03	2022	2
R-18-02-402-059	1105 Salt Springs Drive	9/28/22	\$299,900	\$84,000	\$0	\$215,900	\$222,519	0.97	2022	2
R-18-02-402-009	202 Angus Lane	10/26/22	\$340,000	\$84,000	\$0	\$256,000	\$247,071	1.04	2022	2
R-18-02-402-011	204 Angus Lane	10/28/22	\$357,000	\$84,000	\$0	\$273,000	\$247,071	1.10	2022	2
R-18-02-402-008	201 Angus Lane	10/31/22	\$396,725	\$84,000	\$0	\$312,725	\$280,047	1.12	2022	2
R-18-02-402-012	205 Angus Lane	11/15/22	\$385,530	\$84,000	\$0	\$301,530	\$269,784	1.12	2022	2
R-18-02-402-057	1103 Salt Springs Drive	11/30/22	\$299,900	\$84,000	\$0	\$215,900	\$225,356	0.96	2022	2
R-18-02-402-016	304 Angus Lane	12/23/22	\$332,585	\$84,000	\$0	\$248,585	\$255,191	1.05	2022	2
R-18-02-402-013	301 Angus Lane	12/23/22	\$391,725	\$84,000	\$0	\$307,725	\$288,427	1.07	2022	2
R-18-02-402-029	506 Maize Loop	1/20/23	\$349,900	\$84,000	\$0	\$265,900	\$274,959	0.97	2022	3
R-18-02-402-017	305 Angus Lane	2/3/23	\$389,160	\$84,000	\$0	\$305,160	\$285,590	1.07	2022	2
R-18-02-402-018	401 Angus Lane	2/15/23	\$389,960	\$84,000	\$0	\$305,960	\$285,590	1.07	2022	2
R-18-02-402-019	402 Angus Lane	2/17/23	\$345,000	\$84,000	\$0	\$261,000	\$255,725	1.02	2022	2
R-18-02-402-010	203 Angus Lane	2/23/23	\$299,900	\$84,000	\$0	\$215,900	\$214,588	1.01	2022	2
R-18-02-402-021	404 Angus Lane	3/3/23	\$351,320	\$84,000	\$0	\$267,320	\$255,725	1.05	2022	2
R-18-02-402-014	302 Angus Lane	3/7/23	\$320,000	\$84,000	\$0	\$236,000	\$255,725	0.92	2022	2
R-18-02-403-023	406 Angus Lane	3/22/23	\$380,000	\$84,000	\$0	\$296,000	\$288,427	1.03	2022	2
Totals			\$11,782,625	\$2,856,000	\$0	\$8,926,625	\$8,821,748	1.01		
Outliers										
R-18-02-402-047	903 Salt Springs Drive	2/16/23	\$278,000	\$84,000	\$0	\$194,000	\$220,690	0.88	2022	3

Austin Commons Land Values					
Parcel Number	Sale Date	Sale Price	RCNLD	Land Improvments	Land Residual
R-18-02-401-081	7/30/21	\$275,000	\$204,436	\$0	\$70,564
R-18-02-401-093	12/7/21	\$230,000	\$202,789	\$0	\$27,211
R-18-02-401-069	12/7/21	\$245,000	\$209,706	\$0	\$35,294
R-18-02-401-017	1/14/22	\$202,000	\$172,706	\$0	\$29,294
R-18-02-401-050	7/14/22	\$230,000	\$202,110	\$0	\$27,890
R-18-02-401-051	10/27/22	\$239,900	\$207,065	\$0	\$32,835
R-18-02-401-075	12/1/22	\$229,000	\$202,110	\$0	\$26,890
R-18-02-401-107	3/1/23	\$235,000	\$202,110	\$0	\$32,890
Totals		\$1,885,900	\$1,603,032	\$0	\$35,359
Outliers					
R-18-02-401-038	5/24/21	\$200,000	\$205,097	\$0	-\$5,097
R-18-02-401-018	6/18/21	\$212,000	\$193,932	\$0	\$18,068
R-18-02-401-102	7/9/21	\$216,000	\$199,889	\$0	\$16,111
R-18-02-401-101	7/30/21	\$215,000	\$206,553	\$0	\$8,447
R-18-02-401-103	8/16/21	\$215,000	\$204,799	\$0	\$10,201
R-18-02-401-047	8/28/21	\$225,000	\$207,065	\$0	\$17,935
R-18-02-401-092	9/16/21	\$185,000	\$192,656	\$0	-\$7,656
R-18-02-401-010	10/4/21	\$210,000	\$188,886	\$0	\$21,114
R-18-02-401-058	11/9/21	\$200,000	\$219,974	\$0	-\$19,974
R-18-02-401-023	11/19/21	\$223,000	\$204,799	\$0	\$18,201
R-18-02-401-089	12/16/21	\$250,000	\$241,172	\$0	\$8,828
R-18-02-401-029	12/17/21	\$200,000	\$189,410	\$0	\$10,590
R-18-02-401-112	1/31/22	\$168,329	\$194,122	\$0	-\$25,793
R-18-02-401-039	2/25/22	\$219,000	\$200,268	\$0	\$18,732
R-18-02-401-052	7/21/22	\$215,000	\$194,122	\$0	\$20,878
					Rounded
					\$35,000

Austin Commons ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Improvements	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-02-401-038	1002 Riversedge Drive	5/24/21	\$200,000	\$35,000	\$0	\$165,000	\$205,097	0.80	2012	12
R-18-02-401-018	503 Riversedge Drive	6/18/21	\$212,000	\$35,000	\$0	\$177,000	\$193,932	0.91	2010	14
R-18-02-401-102	2602 Riversedge Drive	7/9/21	\$216,000	\$35,000	\$0	\$181,000	\$199,889	0.91	2014	10
R-18-02-401-101	2601 Riversedge Drive	7/30/21	\$215,000	\$35,000	\$0	\$180,000	\$206,553	0.87	2014	10
R-18-02-401-103	2603 Riversedge Drive	8/16/21	\$215,000	\$35,000	\$0	\$180,000	\$204,799	0.88	2014	10
R-18-02-401-047	1203 Riversedge Drive	8/28/21	\$225,000	\$35,000	\$0	\$190,000	\$207,065	0.92	2015	9
R-18-02-401-010	303 Riversedge Drive	10/4/21	\$210,000	\$35,000	\$0	\$175,000	\$188,886	0.93	2007	17
R-18-02-401-023	603 Riversedge Drive	11/19/21	\$223,000	\$35,000	\$0	\$188,000	\$204,799	0.92	2014	10
R-18-02-401-093	2404 Riversedge Drive	12/7/21	\$230,000	\$35,000	\$0	\$195,000	\$202,789	0.96	2012	12
R-18-02-401-069	1804 Riversedge Drive	12/7/21	\$245,000	\$35,000	\$0	\$210,000	\$209,706	1.00	2015	9
R-18-02-401-089	2301 Riversedge Drive	12/16/21	\$250,000	\$35,000	\$0	\$215,000	\$241,172	0.89	2014	10
R-18-02-401-029	804 Riversedge Drive	12/17/21	\$200,000	\$35,000	\$0	\$165,000	\$189,410	0.87	2012	12
R-18-02-401-017	504 Riversedge Drive	1/14/22	\$202,000	\$35,000	\$0	\$167,000	\$172,706	0.97	2010	14
R-18-02-401-039	1003 Riversedge Drive	2/25/22	\$219,000	\$35,000	\$0	\$184,000	\$200,268	0.92	2012	12
R-18-02-401-050	1302 Riversedge Drive	7/14/22	\$230,000	\$35,000	\$0	\$195,000	\$202,110	0.96	2015	9
R-18-02-401-052	1304 Riversedge Drive	7/21/22	\$215,000	\$35,000	\$0	\$180,000	\$194,122	0.93	2015	9
R-18-02-401-051	1303 Riversedge Drive	10/27/22	\$239,900	\$35,000	\$0	\$204,900	\$207,065	0.99	2015	9
R-18-02-401-075	1902 Riversedge Drive	12/1/22	\$229,000	\$35,000	\$0	\$194,000	\$202,110	0.96	2015	9
R-18-02-401-107	2702 Riversedge Drive	3/1/23	\$235,000	\$35,000	\$0	\$200,000	\$202,110	0.99	2015	9
Totals			\$4,210,900	\$665,000	\$0	\$3,545,900	\$3,834,588	0.92		
Outliers										
R-18-02-401-112	2804 Riversedge Drive	1/31/22	\$168,329	\$35,000	\$0	\$133,329	\$194,122	0.69	2015	9
R-18-02-401-058	1503 Riversedge Drive	11/9/21	\$200,000	\$35,000	\$0	\$165,000	\$219,974	0.75	2015	9
R-18-02-401-092	2304 Riversedge Drive	9/16/21	\$185,000	\$35,000	\$0	\$150,000	\$192,656	0.78	2014	10
R-18-02-401-081	2101 Riversedge Drive	7/30/21	\$275,000	\$35,000	\$0	\$240,000	\$204,436	1.17	2016	8
R-18-02-401-040	1004 Riversedge Drive	5/14/21	\$186,000	\$35,000	\$0	\$151,000	\$190,013	0.79	2012	12

Oak Park / Oak Lake Time Adjustment					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
R-18-13-251-055	11/29/21	44	\$117,300	1.29%	0.11%
R-18-13-251-055	3/19/18		\$112,000		
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
R-18-13-251-046	3/31/22	48	1.05	\$80,000	\$84,130
R-18-13-251-056	3/31/22	47	1.05	\$85,000	\$89,297
R-18-13-252-040	3/31/22	46	1.05	\$84,000	\$88,156
R-18-13-251-052	3/31/22	34	1.04	\$80,000	\$82,925
R-18-13-252-043	3/31/22	32	1.03	\$102,000	\$105,510

Oak Park / Oak Lake Land Values									
Parcel Number	Sale Date	ADJ Sale Price	Acres	ROW	Net Acres	Sale \$ / AC	School District	Address	Comments
R-18-13-251-046	4/6/18	\$84,130	1	-	1	\$84,130	Saline	3334 Oak Park Drive	-
R-18-13-251-056	4/18/18	\$89,297	1.15	-	1.15	\$77,649	Saline	3474 Oak Park Drive	-
R-18-13-252-040	6/14/18	\$88,156	1.21	-	1.21	\$72,856	Saline	3401 Oak Park Drive	-
R-18-13-251-052	5/21/19	\$82,925	1.34	-	1.34	\$61,885	Saline	Oak Park Drive	-
R-18-13-252-043	7/19/19	\$105,510	1.4	-	1.4	\$75,365	Saline	4460 Clara Louise Court	-
R-18-13-251-055	11/29/21	\$117,300	2.06	-	2.06	\$56,942	Saline	3460 Oak Park Drive	-
R-18-13-251-050	8/19/22	\$103,000	1.14	-	1.14	\$90,351	Saline	3390 Oak Park Drive	-
Totals		\$670,318	9.3	-	9.3	\$72,077			
AVERAGE ACREAGE PER LOT FOR SALES		1.33		TOTAL LAND VALUE PER LOT		\$95,760	ROUNDED	\$96,000	

Oak Park / Oak Lake ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-13-252-038	3469 Oak Park Drive	6/16/21	\$635,000	\$96,000	\$31,188	\$507,812	\$695,181	0.73	2003	21
R-18-13-251-049	3376 Oak Park Drive	11/15/21	\$670,000	\$96,000	\$27,279	\$546,721	\$733,000	0.75	2003	21
R-18-13-252-044	4477 Clara Louise Court	12/1/21	\$627,000	\$96,000	\$19,796	\$511,204	\$789,304	0.65	2003	21
R-18-11-485-004	9856 James Drive	2/24/22	\$450,000	\$96,000	\$4,666	\$349,334	\$311,458	1.12	1977	35
R-18-14-111-025	3665 Tamerry Court	5/2/22	\$685,000	\$96,000	\$13,699	\$575,301	\$551,649	1.04	1997	27
R-18-13-252-005	3505 Oak Park Drive	5/11/22	\$430,000	\$96,000	\$5,443	\$328,557	\$269,129	1.22	1976	35
Totals			\$3,497,000	\$576,000	\$102,071	\$2,818,929	\$3,349,721	0.84		

City Border / Private Drive ECF										
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Improvments	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-01-400-019	10 Riverside Lane	9/25/14	\$1,157,054	\$112,660	\$44,547	\$999,847	\$1,044,914	0.96	2001	23
R-18-01-300-007	14 Riverside Lane	10/17/22	\$750,000	\$108,530	\$24,362	\$617,108	\$582,837	1.06	1999	25
Totals			\$1,907,054	\$221,190	\$68,909	\$1,616,955	\$1,627,751	0.99		

Outliers										
R-18-12-200-014	9060 Macon Road	5/6/16	\$424,278	\$113,500	\$9,581	\$301,197	\$224,238	1.34	1989	35
R-18-01-300-008	16 Riverside Lane	7/13/18	\$703,090	\$124,980	\$8,016	\$570,094	\$401,839	1.42	1965	25

City Border / Private Drive Time Adjustment					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
R-18-01-300-008	7/13/18	77	\$530,000	8.71%	0.73%
R-18-01-300-008	1/31/12		\$340,000		
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
R-18-01-400-019	3/31/22	90	1.65	\$699,900	\$1,157,054
R-18-12-200-014	3/31/22	71	1.52	\$280,000	\$424,278
R-18-01-300-008	3/31/22	45	1.33	\$530,000	\$703,090

Agricultural Time Adjustment					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
Q-17-15-100-001	7/11/17	59	\$775,000	6.38%	0.53%
Q-17-15-100-001	8/17/12		\$590,000		
C-03-10-200-012	8/31/16	135	\$715,000	1.79%	0.15%
C-03-10-200-012	6/3/05		\$595,000		
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
R-18-30-400-003	3/31/22	60	1.20	\$630,000	\$758,681
R-18-29-300-008 & 400-006	3/31/22	45	1.15	\$545,000	\$628,489
R-18-27-200-007	3/31/22	45	1.15	\$440,000	\$507,404
R-18-30-200-002	3/31/22	42	1.14	\$575,000	\$657,213
R-18-31-200-006	3/31/22	28	1.10	\$310,000	\$339,549
R-18-35-400-009	3/31/22	17	1.06	\$400,000	\$423,149

Average
0.34%

General Agricultural ECF										
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvements	BLDG Residual	RCNLD	ECF	Year Built	Effective Age
R-18-30-400-003	7790 Arkona Road	3/31/17	\$758,681	\$528,406	\$87,025	\$143,250	\$292,770	0.49	1910	35
R-18-29-300-008 & 400-006	6900 Arkona Road	6/22/18	\$628,489	\$308,795	\$52,648	\$267,046	\$476,005	0.56	2005	19
R-18-35-400-009	3950 Hack Road	10/21/20	\$423,149	\$193,247	\$37,694	\$192,208	\$239,392	0.80	1860	35
Totals			\$1,810,319	\$1,030,448	\$177,367	\$602,504	\$1,008,167	0.60		
Outliers										
R-18-27-200-007	5015 Willow Road	7/5/18	\$507,404	\$252,935	\$39,739	\$214,730	\$209,495	1.02	1870	35
R-18-30-200-002	8251 Willow Road	10/4/18	\$657,213	\$491,162	\$46,989	\$119,062	\$547,208	0.22	2008	16
R-18-31-200-006	13393 Abel Road	12/12/19	\$339,549	\$247,733	\$6,592	\$85,224	\$279,557	0.30	1998	35

Commercial Time Adjustment (Mich AVE)					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
R-18-09-400-006	12/3/13	181	\$150,000	3.31%	0.28%
R-18-09-400-006	11/6/98		\$100,000		
T-20-01-400-007	4/2/18	154	\$225,000	3.17%	0.26%
T-20-01-400-007	6/16/05		\$160,000		
Average					
0.27%					
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
R-18-10-300-007	3/31/22	370	2.00	\$65,000	\$129,940
R-18-10-400-007	3/31/22	244	1.66	\$25,000	\$41,471
R-18-09-400-006	3/31/22	100	1.27	\$150,000	\$190,503

Commercial Time Adjustment (Local Commercial)					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
R-18-09-400-006	12/3/13	181	\$150,000	3.31%	0.28%
R-18-09-400-006	11/6/98		\$100,000		
T-20-01-400-007	4/2/18	154	\$225,000	3.17%	0.26%
T-20-01-400-007	6/16/05		\$160,000		
Average					
0.27%					
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
S-19-02-400-010	3/31/22	326	1.88	\$200,000	\$376,054
M-13-01-100-017	3/31/22	318	1.86	\$179,000	\$332,701
R-18-11-200-005	3/31/22	275	1.74	\$65,000	\$113,266
S-19-34-400-002	3/31/22	273	1.74	\$15,000	\$26,057
M-13-13-300-025	3/31/22	97	1.26	\$70,000	\$88,334

Michigan AVE AG Land Value									
Parcel Number	Sale Date	ADJ Sale Price	Total Acres	ROW/Ditch	Net Acres	SF Equivalent	ROW Equivalent	Gross Equivalent	Sale Price Per SF
R-18-09-400-006	12/3/13	\$190,503	12.36	0.62	11.74	538,402	27,007	511,394	\$0.37
Totals		\$190,503	12.36	0.62	11.74	538,402	27,007	511,394	\$0.37
Outliers									
R-18-10-300-007	6/4/91	\$129,940	38.71	0	38.71	1,686,208	0	1,686,208	\$0.08
R-18-10-400-007	11/21/01	\$41,471	5	0	5	217,800	0	217,800	\$0.19

Michigan AVE LC Land Value									
Parcel Number	Sale Date	ADJ Sale Price	Total Acres	ROW/Ditch	Net Acres	SF Equivalent	ROW Equivalent	Gross Equivalent	Sale Price Per SF
S-19-02-400-010	1/30/95	\$376,054	10.3	0.34	9.96	448,668	14,810	433,858	\$0.87
M-13-01-100-017	10/17/95	\$332,701	10.88	0	10.88	473,933	0	473,933	\$0.70
S-19-34-400-002	7/8/99	\$26,057	1	0.27	0.73	43,560	11,761	31,799	\$0.82
M-13-13-300-025	2/26/14	\$88,334	1.68	0.07	1.61	73,181	3,049	70,132	\$1.26
Totals		\$823,147	23.86	0.68	23.18	1,039,342	29,621	1,009,721	\$0.82
Outliers									
R-18-11-200-005	4/30/99	\$113,266	10.26	0.79	9.47	446,926	34,412	412,533	\$0.27

Commercial Excess Rate		
Res Excess Rate	SF Per Acre	Price Per SF
\$7,000	43,560	\$0.16

Commercial Golf Course Rate		
MI AVE #1 AG Rate	SF Per Acre	Price Per SF
\$8,000	43,560	\$0.18

Commercial Time Adjustment (Mich AVE)					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
R-18-09-400-006	12/3/13	181	\$150,000	3.31%	0.28%
R-18-09-400-006	11/6/98		\$100,000		
T-20-01-400-007	4/2/18	154	\$225,000	3.17%	0.26%
T-20-01-400-007	6/16/05		\$160,000		
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
R-18-02-400-008	3/31/22	200	1.54	\$6,650,000	\$10,241,278
R-18-10-200-005	3/31/22	89	1.24	\$210,000	\$260,467
R-18-10-300-005 & 006	3/31/22	71	1.19	\$700,000	\$834,200
R-18-17-400-005 & 006	3/31/22	44	1.12	\$300,000	\$335,643

Average
0.27%

Commercial ECF											
Parcel Number	Street Address	Sale Date	ADJ Sale Price	Land Value	Land Improvments	BLDG Residual	AG Building Value	RES Building Value	COM Building Value	RCNLD	ECF
R-18-10-200-005	9480 Dell RD	10/20/14	\$260,467	\$68,603	\$1,988	\$189,876	\$0	\$22,001	\$208,576	\$230,577	0.82
R-18-10-300-005 & 006	9685 W Michigan AVE	5/6/16	\$834,200	\$162,323	\$71,783	\$600,094	\$0	\$0	\$770,318	\$770,318	0.78
R-18-17-400-005 & 006	Braun RD	7/18/18	\$335,643	\$114,050	\$4,196	\$217,397	\$0	\$0	\$223,143	\$223,143	0.97
Totals			\$1,430,310	\$344,976	\$77,967	\$1,007,367	\$0	\$22,001	\$1,202,037	\$1,224,038	0.82
Outliers											
R-18-02-400-008	289 W Michigan AVE	7/28/05	\$10,241,278	\$1,467,577	\$2,395,539	\$6,378,162	\$0	\$39,994	\$3,236,154	\$3,276,148	1.95

Industrial ECF is the same as Commercial ECF (.82) (No Industrial Facilities In Saline TWP)

Industrial Edison ROW Rate		
Gen AG #1 Rate	SF Per Acre	Price Per SF
\$5,800	43,560	\$0.13

Industrial Time Adjustment (Mich AVE)					
Parcel Number	Sale Date	Months Between Sales	Sale Price	Yearly Adjustment	Monthly Adjustment
H-08-26-245-002	12/2/21	35	\$185,000	4.16%	0.35%
H-08-26-245-002	1/10/19		\$165,000		
Parcel Number	Time Band Mid Point	Number of Months	Total Time Adjustment	Sale Price	Adjusted Sale Price
Q-17-30-100-011	3/31/22	49	1.17	\$250,000	\$292,424

Gravel Pitt Land Value									
Parcel Number	Sale Date	ADJ Sale Price	Total Acres	ROW/Ditch	Net Acres	SF Equivalent	ROW Equivalent	Gross Equivalent	Sale Price Per SF
Q-17-30-100-011	3/2/18	\$292,424	40	0	40	1,742,400	0	1,742,400	\$0.17