

City of Fenton
2023 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	Rate Group 1				
53-23-300-019	2396 S LONG LAKE RD	7/18/2020	174000	174000	62300	35.8045977	167577	44750	38327	193.571	1320	3.03	3.03	231.181	14768.98	0.33905	100	23SEC	SEC 25 NORTHWEST	401	330 FF				
53-23-300-044	2402 S LONG LAKE RD	10/18/2021	215000	215000	68700	31.9534884	189489	54930	29419	89.14721	218	0.4	0.4	616.172	137325	3.15255	80	23SEC	SEC 25 NORTHWEST	401	330 FF				
Totals:			389000	389000	131000		357066	99680	67746	282.7182		3.43	3.43												
						Sale. Ratio =>	33.6760925					Average per FF=>	352.5772					Average per Net Acre=>	29061.22					Average per SqFt=>	0.66715
						Std. Dev. =>	2.72314552																		

Fenton Residential Land Analysis

25 NW Sec 25 Northwest

4/1/2020-3/31/2022	2021 330 FF
	2022 330 FF
	2023 350 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd.when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-25-676-013	500 ANDOVER WOODS DR	9/15/2021	255000	255000	93100	36.5098	217642	82358	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/23/2014	401			
53-25-676-030	880 ANDOVER WOODS DR	10/6/2020	225000	225000	93400	41.5111	240888	29112	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/22/2014	401			
53-25-676-035	939 ANDOVER WOODS DR	11/30/2021	277000	277000	105300	38.0144	248627	73373	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/22/2014	401			
53-25-676-037	899 ANDOVER WOODS DR	11/9/2021	276000	276000	118600	42.9710	282396	38604	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/22/2014	401			
53-25-676-038	879 ANDOVER WOODS DR	6/5/2020	235000	235000	107700	45.8298	275169	4831	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/22/2014	401			
53-25-676-052	469 ANDOVER WOODS CT	3/23/2022	270000	270000	96500	35.7407	226099	88901	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/21/2014	401			
53-25-676-055	439 ANDOVER WOODS CT	3/22/2022	260000	260000	96200	37.0000	225570	79430	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/21/2014	401			
53-25-676-057	399 ANDOVER WOODS DR	9/25/2020	210000	210000	85500	40.7143	219142	35858	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/21/2014	401			
53-25-676-060	339 ANDOVER WOODS DR	10/12/2021	260000	260000	96200	37.0000	225281	79719	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/21/2014	401			
53-25-676-061	319 ANDOVER WOODS DR	7/13/2020	209500	209500	90000	42.9594	230831	23669	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	4/21/2014	401			
53-25-676-085	668 RIDGECREST DR	8/2/2021	245000	245000	104300	42.5714	246064	43936	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	5/9/2014	401			
53-25-676-090	677 RIDGECREST DR	10/15/2021	280000	280000	110500	39.4643	261583	63417	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	12/26/2017	401			
53-25-676-091	697 RIDGECREST DR	9/24/2020	225000	225000	95900	42.6222	243746	26254	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	5/12/2014	401			
53-25-676-094	757 RIDGECREST DR	4/9/2021	215000	215000	94000	43.7209	219896	40104	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	5/13/2014	401			
53-25-676-100	886 MILLERWAY DR	8/6/2021	239000	239000	93900	39.2887	219392	64608	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	5/13/2014	401			
53-25-676-125	835 MILLERWAY DR	12/16/2021	253700	253700	92300	36.3816	215740	82960	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	11/17/2015	401			
53-25-676-133	724 CARRIAGE HILL DR	7/21/2020	206000	206000	87900	42.6699	225021	25979	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	5/9/2014	401			
53-25-676-136	784 CARRIAGE HILL DR	7/30/2020	210000	210000	83500	39.7619	216494	38506	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	11/9/2016	401			
53-25-676-137	804 CARRIAGE HILL DR	2/25/2022	290000	290000	116700	40.2414	277381	57619	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	5/9/2014	401			
53-25-676-152	713 CARRIAGE HILL DR	5/14/2021	228000	228000	93300	40.9211	218088	54912	45000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ANDWD	ANDOVER WOODS CON	0	1	5/2/2014	401			
Totals:			4869200	4869200	1954800		4735050	1034150	900000	0	0	0	0	0													
			Sale. Ratio =>		40.146225		Average		per FF=>		#DIV/0!		Average		per SgFt=>		#DIV/0!										
			Std. Dev. =>		2.8488673		per FF=>		#DIV/0!		per Net Acre		#DIV/0!														

Fenton Residential Land Analysis

Andover Woods Condo

LR/20= \$51,707.50

REMOVED LOW OUTLIERS WITH NEGATIVE LAND RESIDUALS

4/1/2020 - 3/31/2022

2021 \$50,000/lot
2022 45,000

2023: 51,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3		
53-36-602-006	134 N LEROY ST	10/6/2021	159900	159900	66600	41.6510319	138210	33690	12000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CORNERSTONE UNITS-RES	0	0	8/30/1991	401					
53-36-602-008	134 N LEROY ST	5/21/2021	150000	150000	66500	44.3333333	137948	24052	12000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CORNERSTONE UNITS-RES	0	0	8/30/1991	401					
53-36-602-009	134 N LEROY ST	5/7/2021	210000	210000	101900	48.5238095	211751	10249	12000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CORNERSTONE UNITS-RES	0	0	8/30/1991	401					
53-36-602-016	134 N LEROY ST	5/1/2020	138000	138000	61800	44.7826087	138210	11790	12000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CORNERSTONE UNITS-RES	0	0	8/30/1991	401					
53-36-602-019	134 N LEROY ST	10/23/2020	245000	245000	111400	45.4693878	250091	6909	12000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRNST		CORNERSTONE UNITS-RES	0	0	8/30/1991	401					
Totals:			902900	902900	408200		876210	86690	60000	0	0	0	0				0				0	0	8/30/1991	401					
						Sale. Ratio =>	45.2098793	Average			Average			Average															
						Std. Dev. =>	2.46644206	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!										

LR/5= 17338
REMOVED LOW OUTLIERS WITH NEGATIVE LAND RESIDUAL
REMOVED HIGH OUTLIER AS WELL- SALE WAS TO A LUXURY RENTAL CO
 Fenton Residential Land Analysis
 2021: 12,000/unit
 2022 12,000 unit
2023 17,000
 4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3					
53-26-676-006	480 REMINGTON CT	10/6/2020	220000	220000	83600	38	216571	38429	35000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYSTALBROOK CONDOS 20	0	1	NOT INSPECTED	401								
53-26-676-007	486 CRYSTAL BROOK DR	4/29/2021	191000	191000	80900	42.356021	193467	32533	35000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYSTALBROOK CONDOS 20	0	1	NOT INSPECTED	401								
53-26-676-021	462 REMINGTON CT	3/1/2021	233000	233000	93300	40.042918	239657	28343	35000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CRYST	CRYSTALBROOK CONDOS 20	0	1	11/21/2016	401								
Totals:			644000	644000	257800		649695	99305	105000	0		0	0																		
						Sale. Ratio =>	40.031056	Average			Average																				
						Std. Dev. =>	2.1794065	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!												

Fenton Residential Land Analysis

LR/3= 33101.67
2023: SET AT 33,000 AS INDICATED ON STUDY

Crystalbrook Condo

2021 35000
2022 35000

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price \$	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-25-603-002	1192 N LEMEN ST	12/31/2020	259900	259900	106400	40.9388226	299772	-9872	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	255EC	DAUNER PARK CONDO 30/28		0	1	6/14/2021	401				
Totals:			259900	259900	106400	40.9388226	299772	-9872	30000	0		0	0															
				Sale. Ratio =>		40.9388226	Average		Average		Average		Average		Average		Average		Average		Average		Average		Average		Average	
				Std. Dev. =>		#DIV/0!	per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!											

Fenton Residential Land Analysis

Dauner Park Condo

2023: DUE TO LACK OF SALES DID NOT ADJUST LAND VALUE- STAY AT 30,000

2021: 30,000 & 28,000

4/1/2020 - 3/31/2022

2022: 30,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in			Class	Rate Group 1	Rate Group 2	Rate Group 3			
																			Sale	Land Table	Gravel	Paved	Inspected Date					
53-25-602-001	1104 EAST OAK DR	9/16/2020	142900	142900	63000	44.08677397	154295	8605	20000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	EASTG		EAST OAK GRANDE CONDO 20	0	1	NOT INSPECTED	401			
53-25-602-005	1112 EAST OAK DR	7/30/2021	138500	138500	63400	45.77617329	154295	4205	20000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	EASTG		EAST OAK GRANDE CONDO 20	0	1	NOT INSPECTED	401			
53-25-602-011	1209 EAST OAK DR	5/14/2021	140000	140000	64700	46.21428571	157423	2577	20000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	EASTG		EAST OAK GRANDE CONDO 20	0	1	NOT INSPECTED	401			
53-25-602-012	1211 EAST OAK DR	3/24/2021	157000	157000	64300	40.95541401	157423	19577	20000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	EASTG		EAST OAK GRANDE CONDO 20	0	1	NOT INSPECTED	401			
53-25-602-015	1217 EAST OAK DR	1/25/2021	148900	148900	64300	43.18334453	157423	11477	20000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	EASTG		EAST OAK GRANDE CONDO 20	0	1	NOT INSPECTED	401			
53-25-602-022	1214 EAST OAK DR	2/2/2021	144900	144900	64900	44.78951001	158982	5918	20000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	EASTG		EAST OAK GRANDE CONDO 20	0	1	NOT INSPECTED	401			
		Totals:	872200	872200	384600		939841	52359	120000	0	0	0	0	0														
							Sale. Ratio =>	44.09539097	Average			Average			Average													
							Std. Dev. =>	1.92128254	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!								

Fenton Residential Land Analysis

LR/8= 6544.875

East Oak Grande Condo
2021 20,000
2022 20,000

**2023: NO CHANGE- KEEP AT 20,000/LOT
COMPARABLE TO EAST OAK, DRIFTWOOD AND CLIFFVIEW WHICH ARE SET AT 23,000.**

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF e	Dollars/Acr	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate	Rate	Rate	
																									Group 1	Group 2	Group 3	
53-23-651-007	1476 WARD ST UNIT 7	3/9/2021	99900	99900	38100	38.1381381	94281	28619	23000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	DRIFT	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	0	1	NOT INSPECTED	401				
53-23-651-008	1478 WARD DR	4/7/2020	80000	80000	40100	50.125	99358	3642	23000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	DRIFT	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	0	1	NOT INSPECTED	401				
53-35-626-001	534 W ROCKWELL ST	6/30/2021	165000	165000	67000	40.6060606	158430	29570	23000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	0	1	NOT INSPECTED	401				
53-35-626-017	418 W ROCKWELL ST	7/6/2020	155000	155000	66100	42.6451613	161757	16243	23000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	0	1	NOT INSPECTED	401				
53-35-626-028	401 W ROCKWELL ST	2/12/2021	159000	159000	62100	39.0566038	160446	21554	23000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	0	1	NOT INSPECTED	401				
53-35-626-034	415 W ROCKWELL ST	6/3/2021	159900	159900	64200	40.1500938	151736	31164	23000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	0	1	NOT INSPECTED	401				
53-35-626-038	423 W ROCKWELL ST	11/22/2021	158000	158000	64400	40.7594937	152382	28618	23000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	CLIFF	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	0	1	NOT INSPECTED	401				
Totals:			976800	976800	402000		978390	159410	161000	0		0	0	0														
				Sale. Ratio =>	41.1547912				Average				Average				Average											
				Std. Dev. =>	4.00013936				per FF=>				#DIV/0!				per Net Acre=>				#DIV/0!							

Fenton Residential Land Analysis

LR/7= 22772.86

Eastoak Condo/Driftwood/Cliffview

2023: 23,000/LOT AS INDICATED BY STUDY, NO CHANGE FROM 2022.

4/1/2020 - 3/31/2022

2021: 20,000

2022: 23,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acr			Actual Front	Other Parcels in			Class	Rate Group 1	Rate Group 2	Rate Group 3
														Dollars/FF	e	Ft		ECF Area	Sale	Land Table				
53-27-652-003	15200 SILVER PKWY	11/17/2021	110000	110000	47400	43.0909	113471	24529	28000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF	FAIRFIELD CONDO 28	0	0	0	NOT INSPECTED	401
53-27-652-015	15200 SILVER PKWY	6/30/2021	125000	125000	47500	38.0000	113628	39372	28000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF	FAIRFIELD CONDO 28	0	0	0	NOT INSPECTED	401
53-27-652-021	15200 SILVER PKWY	12/31/2020	105000	105000	42200	40.1905	111815	21185	28000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF	FAIRFIELD CONDO 28	0	0	0	NOT INSPECTED	401
53-27-652-025	15240 SILVER PKWY	3/4/2021	110000	110000	41600	37.8182	110136	27864	28000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF	FAIRFIELD CONDO 28	0	0	0	NOT INSPECTED	401
53-27-652-027	15240 SILVER PKWY	8/31/2021	113500	113500	38500	33.9207	90044	51456	28000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF	FAIRFIELD CONDO 28	0	0	0	NOT INSPECTED	401
53-27-652-035	15240 SILVER PKWY	2/24/2021	99900	99900	42200	42.2422	111815	16085	28000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF	FAIRFIELD CONDO 28	0	0	0	NOT INSPECTED	401
53-27-652-039	15240 SILVER PKWY	6/26/2020	99000	99000	42200	42.6263	111815	15185	28000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FAIRF	FAIRFIELD CONDO 28	0	0	0	NOT INSPECTED	401
Totals:			762400	762400	301600		762724	195676	196000	0		0	0											
					Sale. Ratio =>	39.5592865	Average			Average			Average											
					Std. Dev. =>	3.33157405	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!						

Fenton Residential Land Analysis

LR/8= 27953.714

REMOVED HIGH/LOW OUTLIERS AND STUDY INDICATES NO CHANGE IN LAND VALUE FOR 2023

Fairfield Condo

2021 25000

2023 28,000

4/1/2020 - 3/31/2022

2022 28000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-23-678-005	605 FENTON COMMONS	11/25/2020	144900	144900	74300	51.27674258	179433	-19533	15000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FNTCM	FENTON COMMONS 15	0	0	1 NOT INSPECTED	401			
53-23-678-006	606 FENTON COMMONS	12/29/2021	253500	253500	95600	37.71203156	227361	41139	15000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	FNTCM	FENTON COMMONS 15	0	0	1 NOT INSPECTED	401			
Totals:			398400	398400	169900		406794	21606	30000	0		0	0	0													
						Sale. Ratio =>	42.64558233	Average				Average															
						Std. Dev. =>	9.591699149	Average				per Net Acre=>		#DIV/0!													
								per FF=>		#DIV/0!																	

Fenton Residential Land Analysis

LR/2= 10803
2023: 1 HIGH/1 LOW SALE-NOT ENOUGH TO DETERMINE A CHANGE IN LAND VALUE
STAY AT 15,000

Fenton Commons

2021 20,000
2022 15,000

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
				\$	Sold									Asd/Adj. Sale	re											
53-26-502-015	734 ELMWOOD DR	6/1/2021	175000	175000	64600	36.91428571	152821	63666	41487	64.122504	126.9	0.177	0.177	992.8808	359694.9	8.257459	60.67	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/25/2017	401	647	FF	
53-26-502-021	746 ELMWOOD DR	11/6/2020	192000	192000	62300	32.44791667	233573	-92	41481	64.113512	128.18	0.178	0.178	-1.434955	-516.8539	-0.01187	60.33	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/24/2017	401	647	FF	
53-26-502-023	750 ELMWOOD DR	5/29/2020	152000	152000	69400	45.65789474	172766	20165	40931	63.262761	123.38	0.171	0.171	318.7499	117924	2.707162	60.33	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/24/2017	401	647	FF	
53-26-502-037	731 WOODBINE DR	7/7/2021	180000	180000	71900	39.94444444	170636	49817	40453	62.524007	120.53	0.166	0.166	796.74448	300102.4	6.889403	60	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/19/2017	401	647	FF	
53-26-502-043	841 SOUTHWOOD DR	7/16/2021	199999	199999	95300	47.65023825	227275	14989	42715	66.020189	103	0.168	0.168	227.0366	89220.24	2.048215	71	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/19/2017	401	647	FF	
53-26-502-045	837 SOUTHWOOD DR	4/28/2020	165000	165000	65800	39.87878788	179984	28607	43591	67.373308	125	0.189	0.189	424.6004	151359.8	3.474743	66	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/19/2017	401	647	FF	
53-26-502-054	819 SOUTHWOOD DR	12/1/2021	195000	195000	64200	32.92307692	180519	58229	43748	67.616602	128.71	0.193	0.193	861.1642	301704.7	6.926186	65.33	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/18/2017	401	647	FF	
53-26-502-060	818 SOUTHWOOD DR	7/9/2021	180000	180000	62300	34.61111111	146950	75838	42788	66.133169	97.48	0.164	0.164	1146.747	462426.8	10.61586	73.33	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/26/2017	401	647	FF	
53-26-502-074	740 WOODBINE DR	7/28/2020	155000	155000	60800	39.2280645	150144	49665	44809	69.25638	132.73	0.203	0.203	717.138	244655.2	5.61651	66.67	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/1/2017	401	647	FF	
53-26-502-079	753 ELMWOOD DR	6/15/2021	185000	185000	79500	42.97297297	189717	35210	39927	61.710204	122.35	0.164	0.164	570.5701	214695.1	4.928722	58.33	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/1/2017	401	647	FF	
53-26-502-081	749 ELMWOOD DR	5/14/2020	147500	147500	58700	39.79661017	146631	40889	40020	61.853966	114.49	0.159	0.159	661.057	257163.5	5.903662	60.67	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/1/2017	401	647	FF	
53-26-502-088	735 ELMWOOD DR	7/1/2020	143000	143000	68400	47.83216783	168922	14704	40626	62.791741	122.01	0.168	0.168	234.1709	87523.81	2.00927	60	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/1/2017	401	647	FF	
53-26-502-099	826 WESTWOOD DR	3/25/2022	165000	165000	62900	38.12121212	148608	57188	40796	63.054631	127.39	0.173	0.173	906.9596	330566.5	7.588762	59	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/26/2017	401	647	FF	
53-26-502-105	838 WESTWOOD DR	9/2/2021	160000	160000	59400	37.125	139569	64159	43728	67.585527	146	0.204	0.204	949.3009	314504.9	7.220039	61	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/26/2017	401	647	FF	
53-26-502-117	813 WESTWOOD DR	3/25/2021	170000	170000	78400	46.11764706	194317	24344	48661	75.209454	107	0.209	0.209	323.6827	116478.5	2.673978	85	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/17/2017	401	647	FF	
53-26-502-120	713 ELMWOOD DR	3/26/2021	181000	181000	61200	33.8121547	154970	66771	40741	62.969597	123	0.169	0.169	1060.369	395094.7	9.070126	60	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/17/2017	401	647	FF	
53-26-502-122	709 ELMWOOD DR	9/10/2020	146000	146000	69000	47.26027397	173568	18891	46459	71.806322	179	0.247	0.247	263.0827	76481.78	1.755778	60	WESTW	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	4/17/2017	401	647	FF	
53-26-527-011	612 NORTH RD	11/5/2021	170000	170000	50200	29.52941176	117739	96874	44613	68.95287	150	0.213	0.213	1404.931	454807.5	10.44094	62	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/30/2017	401	647	FF	
53-26-527-024	806 FOREST DR	12/15/2020	295000	295000	144800	49.08474576	351567	29220	85787	132.592682	178	0.188	0.188	220.3742	26856.62	0.616543	82	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/30/2017	401	647	FF	
53-26-527-025	810 FOREST DR	12/7/2020	175000	175000	73500	42	192665	61169	78834	121.844709	578	0.955	0.955	502.0243	64051.31	1.470416	72	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/30/2017	401	647	FF	
53-26-527-031	815 FOREST DR	1/25/2021	151000	151000	49400	32.71523179	130295	76264	55559	85.871366	250	0.379	0.379	888.1191	201224.3	4.619474	66	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/30/2017	401	647	FF	
53-26-527-035	720 OAK PARK DR	6/5/2020	169900	169900	65100	38.31665686	169743	57952	57795	89.328363	187	0.352	0.352	648.7525	164636.4	3.779531	82	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/17/2017	401	647	FF	
53-26-527-037	801 FOREST DR	5/14/2021	167500	167500	60800	36.29850746	141141	90337	63978	98.883497	250	0.471	0.471	913.57	191798.3	4.403083	82	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	11/11/2019	401	647	FF	
53-26-528-003	715 OAK PARK DR	8/3/2021	165000	165000	59300	35.93939394	139303	76533	50656	78.293336	192	0.291	0.291	975.2171	262381.4	6.023449	66	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/15/2017	401	647	FF	
53-26-528-009	807 OAK PARK DR	8/19/2021	205000	205000	72800	35.51219512	172070	85561	52631	81.345768	192	0.309	0.309	1051.819	276896.4	6.356668	70	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/15/2017	401	647	FF	
53-26-528-017	823 OAK PARK DR	5/11/2021	139000	139000	59400	42.73381295	139495	51153	51648	79.827409	192	0.3	0.3	640.7949	170510	3.914317	68	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/16/2017	401	647	FF	
53-26-528-027	711 MARY CT	7/14/2020	120000	120000	46300	38.58333333	120870	46866	47736	73.781145	182	0.259	0.259	635.2029	180949.8	4.154036	62	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	11/18/2019	401	647	FF	
53-26-528-033	816 FOREST DR	5/7/2021	174900	174900	61300	35.0485992	144000	83121	52221	80.712932	250	0.344	0.344	1029.835	241630.8	5.54708	60	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/30/2017	401	647	FF	
53-26-528-039	712 MARY CT	11/5/2021	131500	131500	64700	49.20152091	150672	43088	62260	96.229406	160	0.367	0.367	447.7633	117406	2.695271	100	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	5/16/2017	401	647	FF	
53-26-528-061	610 MARY CT	3/26/2021	127000	127000	42300	33.30708661	111654	57869	42523	65.723095	158	0.203	0.203	880.4972	285069	6.544283	56	TUTTL	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	0	NOT INSPECTI	401	647	FF	
53-26-556-007	805 NORTH RD	7/2/2020	186000	186000	78400	42.15053763	198441	31644	44085	68.13797	115.61	0.186	0.186	464.4107	170129	3.905625	70.04	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	7/11/2017	401	647	FF	
53-26-556-015	917 NORTH RD	4/3/2020	167500	167500	71300	42.56716418	180566	34506	47572	73.527794	142.64	0.23	0.23	469.2919	150026.1	3.444125	70.32	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	7/11/2017	401	647	FF	
53-26-556-018	929 NORTH RD	9/11/2020	201000	201000	75800	37.7144279	191804	54521	45325	70.05484	125.28	0.201	0.201	778.2617	271248.8	6.227015	70	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	7/11/2017	401	647	FF	
53-26-556-044	709 WORCHESTER DR	11/16/2020	194000	194000	85600	44.12371134	217429	39624	63053	97.454662	257.67	0.467	0.467	406.5892	84847.97	1.947841	78.89	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	6/26/2017	401	647	FF	
53-26-556-052	800 WORCHESTER DR	3/18/2022	175000	175000	70900	40.51428571	172074	47850	44924	69.434351	121.78	0.196	0.196	689.1402	244132.7	5.604515	70.11	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	7/17/2017	401	647	FF	
53-26-556-074	714 BRIARWOOD LN	8/9/2021	208000	208000	82200	39.51923077	198311	59424	49735	76.869843	138.1	0.243	0.243	773.047	244543.2	5.61394	76.62	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	7/11/2017	401	647	FF	
53-26-556-076	802 BRIARWOOD LN	12/14/2020	220000	220000	87100	39.59090909	220674	44568	45242	69.925185	124.19	0.2	0.2	637.3669	222840	5.115702	70.13	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	7/11/2017	401	647	FF	
53-26-556-079	808 BRIARWOOD LN	1/11/2021	185400	185400	70200	37.86407767	178864	52900	46364	71.659224	115.06	0.2	0.2	738.2162	264500	6.072084	75.88	NFENE	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	7/11/2017	401	647	FF	
53-26-576-031	631 N ADELAIDE ST	11/24/2021	194900	194900	84200	43.20164187	200414	70563	76077	117.584887	484	0.833	0.833	600.1026	84709.48	1.944662	75	APLT1	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	6/7/2017	401	647	FF	
53-26-576-044	512 WOOD ST	10/12/2021	140000	140000	67800	48.42857143	159447	53557	73004	112.834323	272	0.599	0.599	474.6517	89410.68	2.052587	96	APLT1	GRP 1 TUTTLE, NFENT, WESTWD, APLT 1	0	1	6/6/2017	401	647	FF	
53-26-576-069	625 N ADELAIDE ST	12/31/2020	240500	240500	89300	37.13097713	233171	78013	70684	109.248531	210	0.506	0.506	714.0874	154175.9											

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total			Actual Front	ECF Area	Other Parcels in		Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
													Acres	Dollars/FF	Dollars/Acre			Dollars/SqFt	Sale							
53-26-552-005	824 W SILVER LAKE RD	1/12/2022	185000	185000	81500	44.0540541	199423	31538	45961	69.114639	135	0.217	0.217	456.314327	145336.4055	3.336464773	70	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/19/2021	401	665	FF	
53-26-552-006	836 SILVER LAKE RD	9/9/2021	172800	172800	112700	65.2199074	264638	28254	120092	180.589935	620	1.921	1.921	156.453902	14707.9646	0.337648407	135	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/19/2021	401	665	FF	
53-26-552-009	SILVER LAKE RD	9/9/2021	52200	52200	26100	50	57815	52200	57815	173.879118	500	1.641	1.641	300.208562	31809.87203	0.730254179	143	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	10/17/2017	402	665	FF	
53-26-552-014	904 SILVER LAKE RD	7/19/2021	179000	179000	86400	48.2681564	208125	38421	67546	101.57238	540	0.744	0.744	378.26228	51641.12903	1.185517195	60	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/14/2021	401	665	FF	
53-26-552-015	906 SILVER LAKE RD	10/23/2020	180000	180000	60600	33.6666667	188260	60576	68836	103.51279	570	0.785	0.785	585.203046	77166.87898	1.771507782	60	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/14/2021	401	665	FF	
53-26-552-018	912 SILVER LAKE RD	6/19/2020	145000	145000	71000	48.9655172	185518	33561	74079	111.397412	528	0.848	0.848	301.272708	39576.65094	0.908554889	70	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/14/2021	401	665	FF	
53-26-552-037	835 SILVER LAKE RD	5/25/2021	190000	190000	56800	29.8947368	157940	98363	66303	99.704196	668	2.897	0.797	986.548249	33953.40007	0.779462812	52	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/14/2021	401	665	FF	
53-26-554-001	251 PONCHARTRAIN DR	9/13/2021	200000	200000	68900	34.45	173152	81866	55018	82.733869	128	0.279	0.279	989.510112	293426.5233	6.736146081	95	GRAHA	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	10/21/2020	401	665	FF	
53-26-554-009	235 PONCHARTRAIN DR	11/5/2020	191000	191000	66200	34.6596859	190964	47475	47439	71.336122	130	0.224	0.224	665.511366	211941.9643	4.865518005	75	GRAHA	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	10/21/2020	401	665	FF	
53-26-554-019	244 PONCHARTRAIN DR	1/18/2022	205000	205000	72900	35.5609756	185238	67201	47439	71.336122	130	0.224	0.224	942.033266	300004.4643	6.887154827	75	GRAHA	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	11/3/2020	401	665	FF	
53-26-554-022	250 PONCHARTRAIN DR	11/6/2020	190000	190000	65500	34.4736842	177512	59927	47439	71.336122	130	0.224	0.224	840.06529	267531.25	6.141672406	75	GRAHA	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	11/3/2020	401	665	FF	
53-26-578-012	310 BEACH ST	10/29/2021	231213	231213	100300	43.3799138	257277	17912	43976	66.129412	119	0.191	0.191	270.862835	93780.10471	2.152894966	70	NEL-1	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	0	11/24/2020	401	665	FF	
53-26-579-004	611 SILVER LAKE RD	1/12/2022	290000	290000	77500	26.7241379	254207	96703	60910	91.594206	310	0.491	0.491	1055.77639	196951.1202	4.521375578	69	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/9/2021	401	665	FF	
53-26-579-014	609 SILVER LAKE RD	2/1/2021	267500	267500	73800	27.588785	246818	96376	75694	113.825635	295	0.67	0.67	846.698549	143844.7761	3.302221674	99	APLTS	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/9/2021	401	665	FF	
53-26-581-002	704 SILVER LAKE RD	10/21/2021	165000	165000	57600	34.9090909	167609	40258	42867	64.461671	120	0.185	0.185	624.526162	217610.8108	4.995656814	67	NEL-1	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	7/19/2021	401	665	FF	
53-26-581-006	711 HICKORY ST	10/18/2021	210000	210000	72600	34.5714286	185403	67464	42867	64.461671	120	0.185	0.185	1046.57541	364670.2703	8.371677463	67	NEL-1	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	11/30/2020	401	665	FF	
53-26-581-009	309 BEACH ST	6/12/2020	180000	180000	92400	51.3333333	222284	22961	65245	98.112452	135	0.372	0.372	234.027379	61723.11828	1.416967821	120	NEL-1	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	11/24/2020	401	665	FF	
53-26-581-015	408 BRIDSON ST	7/23/2020	175500	175500	59100	33.6752137	198184	22296	44980	67.639153	169	0.233	0.233	329.631567	95690.98712	2.19676279	60	NEL-1	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	11/16/2020	401	665	FF	
53-26-582-017	603 HICKORY ST	8/19/2020	235000	235000	71600	30.4680851	227340	47560	39900	60	120	0.165	0.165	792.666667	288242.4242	6.617135543	60	THOMP	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	12/1/2020	401	665	FF	
53-26-582-040	304 W ROBERTS ST	5/10/2021	287950	287950	85300	29.6231985	195396	140658	48104	72.337156	120	0.22	0.22	1944.47788	639354.5455	14.67756073	80	THOMP	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	6/12/2017	401	665	FF	
53-26-582-041	308 W ROBERTS ST	2/5/2021	252500	252500	92600	36.6732673	202045	80166	29711	74.677443	117.5	0.216	0.216	1073.49685	371138.8889	8.520176513	80	THOMP	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	6/12/2017	401	665	FF	
53-26-582-048	517 SILVER LAKE RD	2/26/2021	139500	139500	68700	49.2473118	148897	37030	46427	69.814868	185	0.255	0.255	530.402779	145215.6863	3.333693441	60	THOMP	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	0	1	6/12/2017	401	665	FF	
Totals:			4324163	4324163	1620100		4294045	1268766	1238648	1979.566372		13.187	11.087													
			Sale. Ratio =>		37.4662102		Average		Average		Average		Average													
			Std. Dev. =>		9.73573283		per FF=>		640.9312756		per Net Acre=>		96213.39		per SqFt=>		2.208755555									

Fenton Residential Land Analysis

2021: 600FF

2023: SET AT 640 FF AS INDICATED BY STUDY

GRP 2-ASSR 6, N&BRID, GRAHAM MANOR

2022: 665 FF

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-23-400-045	14566 APPLETREE LN	2/23/2022	10000	10000	8300	83	14750	10000	14750	100	200	0.459	0.459	100	21786.492	0.500149	100	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/8/2020	402	295	FF	
53-23-577-009	2201 S LONG LAKE RD	12/9/2021	206700	206700	76300	36.913401	163789	65036	22125	75	150	0.258	0.258	867.1467	252077.52	5.786904	75	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	295	FF	
53-23-577-018	14401 APPLETREE LN	10/8/2021	228000	228000	88400	38.77193	190562	59563	22125	75	150	0.258	0.258	794.1733	230864.34	5.299916	75	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/1/2020	401	295	FF	
53-23-577-029	14489 APPLETREE LN	3/4/2022	250000	250000	100000	40	216333	55792	22125	75	150	0.258	0.258	743.8933	216248.06	4.964372	75	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/1/2020	401	295	FF	
53-23-577-049	14430 SWANEE BEACH DR	2/8/2022	162500	162500	78100	48.061538	167875	16902	22277	75.51357	165	0.273	0.273	223.8273	61912.088	1.421306	72	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/4/2020	401	295	FF	
53-23-577-055	14382 SWANEE BEACH DR	6/19/2020	160000	160000	80500	50.3125	183303	525	23828	80.77298	200	0.331	0.331	6.499698	1586.1027	0.036412	72	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/8/2020	401	295	FF	
53-23-577-055	14382 SWANEE BEACH DR	3/21/2022	189000	189000	85300	45.132275	183303	29525	23828	80.77298	200	0.331	0.331	365.5306	89199.396	2.047736	72	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/8/2020	401	295	FF	
53-23-577-056	14381 SWANEE BEACH DR	1/26/2021	187000	187000	76000	40.641711	176964	30696	20660	70.03551	144	0.228	0.228	438.292	134631.58	3.090716	69	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/9/2020	401	295	FF	
53-23-577-058	2214 ORCHARD LAKE DR	10/13/2020	150000	150000	78200	52.133333	180601	-8684	21917	74.29384	146	0.251	0.251	-116.887	-34597.61	-0.79425	75	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	295	FF	
53-23-577-074	14489 SWANEE BEACH DR	9/30/2020	197000	197000	90800	46.091371	215313	4488	22801	77.29062	145	0.266	0.266	58.06655	16872.18	0.387332	80	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	295	FF	
53-23-577-081	2219 ORCHARD LAKE DR	12/15/2020	184500	184500	82900	44.932249	190784	17125	23409	79.35308	146	0.278	0.278	215.8076	61600.719	1.414158	83	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	295	FF	
53-23-577-082	2211 ORCHARD LAKE DR	11/23/2020	253000	253000	117900	46.600791	278419	-606	24813	84.11181	158	0.316	0.316	-7.2047	-1917.722	-0.04402	87	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	295	FF	
53-23-577-083	2201 ORCHARD LAKE DR	12/17/2021	255000	255000	100400	39.372549	216449	64195	25644	86.92862	163	0.337	0.337	738.4794	190489.61	4.37304	90	LKFEN	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/14/2020	401	295	FF	
53-23-579-003	14302 SWANEE BEACH DR	9/30/2021	235000	235000	86100	36.638298	205247	62731	32978	111.7908	275	0.631	0.631	561.1465	99415.214	2.282259	100	SWANE	GRP 3 -SWANEE BCH, LF ORCH,	0	1	9/25/2020	401	295	FF	
Totals:			2667700	2667700	1149200		2583692	407288	323280	1145.864		4.475	4.475													
			Sale. Ratio =>		43.078307		Average		per FF=>		355.4419		Average		per Net Acre=>		91014.1		Average		per SqFt=>		2.089396			
			Std. Dev. =>		11.639793																					

Fenton Residential Land Analysis

2023 : 355 FF - REMOVED LOW OUTLIERS WITH NEGATIVE LAND RESIDUALS AND SET LAND AS INDICATED

GRP 3-SWANEE BCH, LF ORCH
2021: 330FF
2022: 295 FF

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Rate Group 1	Rate Group 2	Rate Group 3
53-25-100-062	1100 N OAK ST	9/16/2020	174000	174000	104200	59.88506	204318	22615	52933	151.23572	180		0.836	0.826	149.53478	27378.93462	0.628534	200	MILES			0	7/29/2014	401	350	FF
53-25-551-011	507 N WALNUT ST	12/17/2021	200000	200000	60800	30.4	131121	101832	32953	94.150092	120		0.331	0.331	1081.59215	307649.5468	7.062662	120	BTH&M			0	7/7/2014	401	350	FF
53-25-551-016	111 THIRD ST	9/24/2021	90000	90000	49800	55.33333	108020	2980	21000	60	120		0.165	0.165	49.666667	18060.60606	0.414614	60	BTH&M			0	7/1/2014	401	350	FF
53-25-551-027	107 FIFTH ST	6/9/2021	195000	195000	87500	44.87179	190498	24543	20041	57.260359	105		0.145	0.145	428.621134	169262.069	3.885722	60	BTH&M			0	7/16/2014	401	350	FF
53-25-551-048	215 FOURTH ST	3/18/2022	180000	180000	63000	35	136601	36499	21000	60	120		0.165	0.165	1073.316637	390296.9697	8.959986	60	BTH&M			0	12/20/2017	401	350	FF
53-25-551-051	605 N EAST ST	12/16/2020	152000	152000	55300	36.38158	132802	40198	21000	60	120		0.165	0.165	669.966667	243624.2424	5.592843	60	BTH&M			0	10/1/2018	401	350	FF
53-25-551-052	529 N EAST ST	9/9/2021	218000	218000	84600	38.80734	183684	55316	21000	60	120		0.165	0.165	921.933333	335248.4848	7.696246	60	BTH&M			0	7/7/2014	401	350	FF
53-25-551-063	225 THIRD ST	4/28/2021	170000	170000	75700	44.52941	172441	18559	21000	60	120		0.165	0.165	309.316667	112478.7879	2.582158	60	BTH&M			0	11/24/2021	401	350	FF
53-25-551-069	201 SECOND ST	6/7/2021	200000	200000	78100	39.05	170018	50982	21000	60	120		0.165	0.165	849.7	308981.8182	7.093247	60	BTH&M			0	6/11/2014	401	350	FF
53-25-551-075	311 N EAST ST	10/9/2020	127500	127500	64800	50.82353	152159	-1446	23213	66.323382	120		0.193	0.193	-21.8022658	-7492.227979	-0.171998	70	BTH&M			0	6/10/2014	401	350	FF
53-25-551-076	222 SECOND ST	10/8/2021	205000	205000	99400	48.4878	214941	11059	21000	60	120		0.165	0.165	184.316667	67024.2424	1.538665	60	BTH&M			0	6/11/2014	401	350	FF
53-25-551-078	216 SECOND ST	5/8/2020	118000	118000	39200	33.22034	101065	37935	21000	60	120		0.165	0.165	632.25	229909.0909	5.277986	60	BTH&M			0	6/11/2014	401	350	FF
53-25-551-079	214 SECOND ST	7/21/2020	172000	172000	64700	37.61628	155758	37242	21000	60	120		0.165	0.165	620.7	225709.0909	5.181568	60	BTH&M			0	11/20/2015	401	350	FF
53-25-551-099	306 FIRST ST	11/20/2020	110000	110000	49100	44.63636	116217	7646	13863	39.608193	60		0.063	0.063	193.040869	121365.0794	2.786159	46	BTH&M			0	6/2/2014	401	350	FF
53-25-551-099	306 FIRST ST	7/30/2021	188000	188000	53500	28.45745	116217	85646	13863	39.608193	60		0.063	0.063	2162.3304	1359460.317	31.20891	46	BTH&M			0	6/2/2014	401	350	FF
53-25-551-100	236 N EAST ST	12/28/2020	233000	233000	78600	33.73391	190947	59784	17731	50.660435	74		0.102	0.102	1180.09251	586117.6471	13.45541	46	BTH&M			0	6/2/2014	401	350	FF
53-25-551-137	412 SIXTH ST	4/30/2021	153000	153000	53800	35.1634	115678	70275	32953	94.150092	120		0.331	0.331	746.414565	212311.1782	4.873994	120	BTH&M			0	7/21/2014	401	350	FF
53-25-551-145	413 FIFTH ST	11/24/2020	135000	135000	58900	43.62963	139825	16175	21000	60	120		0.165	0.165	269.583333	98030.30303	2.50466	60	BTH&M			0	7/21/2014	401	350	FF
53-25-551-158	407 THIRD ST	6/18/2021	173000	173000	58100	33.58382	125900	68100	21000	60	120		0.165	0.165	1135	412727.2727	9.474914	60	BTH&M			0	7/1/2014	401	350	FF
53-25-551-159	411 THIRD ST	12/2/2020	249000	249000	69900	28.07229	162495	107505	21000	60	120		0.165	0.165	1791.75	651545.4545	14.95743	60	BTH&M			0	10/1/2018	401	350	FF
53-25-551-161	417 THIRD ST	8/18/2020	215000	215000	100400	46.69767	240680	-4680	21000	60	120		0.165	0.165	-78	-28363.63636	-0.651139	60	BTH&M			0	11/7/2016	401	350	FF
53-25-551-162	429 N LEMEN ST	12/13/2021	101000	101000	55600	55.0495	120620	-3144	16476	47.075046	60		0.083	0.083	-66.7869767	-37879.51807	-0.869594	60	BTH&M			0	6/30/2014	401	350	FF
53-25-551-173	412 SECOND ST	8/11/2021	130587	130587	76700	58.73479	159544	-1535	27332	78.092723	120		0.248	0.248	-19.6561208	-6189.516129	-0.142092	90	BTH&M			0	6/10/2014	401	350	FF
53-25-552-020	511 FIFTH ST	11/6/2020	100000	100000	56300	56.3	149677	-28450	21227	60.648118	120		0.168	0.168	-469.09947	-169345.2381	-3.887632	61	DOANS			0	7/21/2014	401	350	FF
53-25-552-021	1017 N EAST ST	7/31/2020	148000	148000	54500	36.82432	140565	28435	21000	60	120		0.165	0.165	473.916667	172333.3333	3.956229	60	MILES			0	7/28/2014	401	350	FF
53-25-552-021	1017 N EAST ST	7/9/2021	165000	165000	57800	35.0303	140565	45435	21000	60	120		0.165	0.165	757.25	275363.6364	6.321479	60	MILES			0	7/28/2014	401	350	FF
53-25-552-027	845 N EAST ST	6/30/2021	169900	169900	70100	41.25956	171463	19437	21000	60	120		0.165	0.165	323.95	117800	2.704316	60	MILES			0	12/20/2017	401	350	FF
53-25-552-055	810 N EAST ST	8/18/2021	142500	142500	71400	50.10526	174187	-8690	22997	65.705972	120		0.19	0.19	-132.255863	-45736.84211	-1.049973	69	MILES			0	7/28/2014	401	350	FF
53-25-554-014	340 CENTER ST	7/28/2020	40000	30000	21400	71.33333	42889	30000	42889	122.54062	120		0.496	0.496	244.816784	60483.87097	1.388519	180	SACK			0	10/17/2017	402	350	FF
53-25-554-014	340 CENTER ST	10/13/2021	35000	35000	21400	61.14286	42889	35000	42889	122.54062	120		0.496	0.496	285.619581	70564.51613	1.619938	180	SACK			0	10/17/2017	402	350	FF
53-25-554-022	709 MAIN ST	4/13/2020	167000	167000	89800	53.77246	240859	-52089	21770	62.199356	133		0.183	0.183	-837.452401	-284639.3443	-6.53442	60	SACK			0	5/21/2014	401	350	FF
53-25-555-008	628 FIRST ST	11/15/2021	247000	247000	89500	36.23482	214231	54539	21770	62.199356	133		0.183	0.183	876.841876	298027.3224	6.841766	60	THURB			0	5/28/2014	401	350	FF
53-25-555-013	226 N LEMEN ST	6/11/2021	132000	132000	59700	45.22727	142938	11726	22664	64.753249	125		0.189	0.189	181.887439	62042.32804	1.424296	66	THURB			0	6/2/2014	401	350	FF
53-25-555-014	207 THURBER ST	5/27/2021	228000	228000	107600	47.19298	258204	-6888	23316	66.618367	123.43		0.198	0.198	-103.394909	-34787.87879	-0.79862	70	THURB			0	6/2/2014	401	350	FF
53-25-555-023	310 THURBER ST	6/19/2020	248000	248000	109500	44.15323	298590	-22087	28503	81.438401	120		0.264	0.264	-271.211121	-83662.87879	-1.920635	96	THURB			0	6/10/2014	401	350	FF
53-25-555-024	SECOND ST	11/6/2020	37500	21000	10500	50	21000	21000	21000	60	120		0.165	0.165	350	127272.7273	2.92178	60	THURB			0	10/17/2017	402	350	FF
53-25-555-025	SECOND ST	11/6/2020	37500	16500	8500	51.51515	16911	16500	16911	48.317831	120		0.118	0.118	341.488839	139830.5085	3.210067	43	THURB			0	10/17/2017	402	350	FF
53-25-555-040	510 THIRD ST	9/8/2021	191000	191000	79600	41.67539	191136	20864	21000	60	120		0.165	0.165	347.733333	126448.4848	2.902858	60	THURB			0	6/30/2014	401	350	FF
53-25-576-001	929 MAIN ST	12/29/2021	237500	237500	103200	43.45263	244330	35187	42017	120.04723	133		0.504	0.504	293.109639	69815.47619	1.602743	165	THURB			0	5/21/2014	401	350	FF
53-25-576-021	900 FIRST ST	7/17/2021	230000	230000	81500	35.43478	195042	60126	25168	71.908031	133		0.229	0.229	836.151389	262558.952	6.027524	75	THORP			0	5/27/2014	401	350	FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3		
53-36-503-008	307 S EAST ST	2/8/2021	160000	160000	68400	42.75	147216	41354	28670	59.11287	115	0.158	0.158	699.576904	261.734.1772	6.008589927	60	RIGGS	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	0	11/8/2016	401	485 FF					
53-36-505-002	308 S LEMEN ST	7/8/2021	150000	150000	79700	53.1333333	174617	4483	29100	60	120	0.165	0.165	74.7166667	27169.69697	0.623730417	60	TRUMP	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	NOT INSPEC	401	485 FF					
53-36-506-103	309 E ELIZABETH ST	7/31/2022	145000	145000	54200	37.3793103	131154	46013	32167	66.32338	120	0.193	0.193	693.767396	238409.3264	5.473125033	70	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	11/24/1990	401	485 FF					
53-36-506-137	611 S LEROY ST	3/2/2022	335000	335000	101700	30.358209	278363	91695	35058	72.28466	135	0.232	0.232	1268.52641	395237.069	9.073394964	75	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	10/1/2018	401	485 FF					
53-36-506-139	406 S PINE ST	6/19/2020	300000	300000	101500	33.8333333	310413	23830	34243	70.60494	112.5	0.207	0.207	337.511785	115120.7729	2.642809296	80	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	2/2/1991	401	485 FF	485 FF				
53-36-506-139	406 S PINE ST	7/26/2021	344000	344000	127900	37.1802326	310413	67830	34243	70.60494	112.5	0.207	0.207	960.697624	327681.1594	7.522524321	80	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	2/2/1991	401	485 FF	485 FF				
53-36-506-144	408 S PINE ST	7/6/2020	215000	215000	99600	46.3255814	246731	-2631	29100	60	120	0.165	0.165	-43.85	-15945.45455	-0.366057267	60	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	2/2/1991	401	485 FF					
53-36-506-175	201 E SOUTH HOLLY RD	6/18/2021	200000	200000	84800	42.4	203815	34060	37875	78.09272	120	0.248	0.248	436.148193	137338.7097	3.15286294	90	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	1/19/1991	401	485 FF					
53-36-506-176	106 E ROCKWELL ST	8/3/2021	325000	325000	105400	32.4307692	257282	96818	29100	60	120	0.165	0.165	1613.63333	586775.7576	13.47051785	60	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	1/26/1991	401	485 FF					
53-36-506-177	104 E ROCKWELL ST	11/2/2020	237000	237000	102900	43.4177215	256779	9591	29370	60.55726	91.7949	0.164	0.164	158.379023	58481.70732	1.342555264	78	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	2/16/2000	401	485 FF	485 FF				
53-36-506-185	107 E SOUTH HOLLY RD	9/24/2021	293000	293000	92200	31.4675768	223952	96253	27205	56.09319	99	0.136	0.136	1715.94808	707742.6471	16.24753552	60	LORIG	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	1/26/1991	401	485 FF					
53-36-508-025	616 SENECA ST	7/30/2021	135000	135000	53300	39.4814815	133122	36332	34454	71.03844	60	0.156	0.156	511.441397	232897.4359	5.346589437	113	WOODS	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	0	8/26/1991	401	485 FF					
53-36-508-030	505 S LEMEN ST	6/2/2020	172000	172000	87400	50.8139535	187813	29028	44841	92.45488	310	0.498	0.498	313.969379	58289.15663	1.338134909	70	WOODS	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	8/26/1991	401	485 FF					
53-36-508-030	505 S LEMEN ST	3/31/2022	220000	220000	88600	40.2722723	187813	77028	44841	92.45488	310	0.498	0.498	833.141564	154674.6988	3.550842488	70	WOODS	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	8/26/1991	401	485 FF					
53-36-508-031	501 S LEMEN ST	2/12/2021	170000	170000	104100	61.2352941	193710	33183	56893	117.3056	128.613	0.511	0.511	282.876446	64937.37769	1.490757064	173	WOODS	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	8/26/1991	401	485 FF	485 FF				
53-36-508-037	601 E SOUTH HOLLY RD	10/15/2021	209900	209900	120200	57.2653645	255044	3998	49142	101.3235	180	0.446	0.446	39.4577639	8964.125561	0.205788006	108	WOODS	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	8/26/1991	401	485 FF					
53-36-508-046	RIGGS ST	10/22/2021	179900	39900	19700	49.3734336	38938	30062	29100	60	120	0.165	0.165	501.033333	182193.9394	4.182597323	60	WOODS	53-36-508-048	0	1	8/26/1991	401	485 FF					
53-36-508-046	509 RIGGS ST	10/22/2021	179900	140000	64000	45.7142857	136509	32591	29100	60	120	0.165	0.165	543.183333	197521.2121	4.534463088	60	WOODS	53-36-508-046	0	1	8/26/1991	401	485 FF					
53-36-508-058	502 RIGGS ST	2/14/2022	165000	165000	83500	50.6060606	177617	24709	37326	76.96029	120	0.242	0.242	321.061697	102103.3058	2.343969371	88	WOODS	GRP 5 - WDS STEAST, RIGGS, WAKEMAN	0	1	8/26/1991	401	485 FF					
53-36-556-023	904 WILLIAMS ST	5/14/2021	300000	270781	135300	49.9665782	333908	-34027	29100	60	120	0.165	0.165	-567.116667	-206224.2424	-4.734257172	60	WAKEM	53-36-556-024	0	1	5/4/1991	401	485 FF					
53-36-556-024	904 WILLIAMS ST	5/14/2021	300000	29219	14600	49.9674869	29100	29219	29100	60	120	0.165	0.165	486.983333	177084.8485	4.065308735	60	WAKEM	53-36-556-023	0	1	10/1/2018	401	485 FF					
Totals:			4735700	4255800	1789000		4214409	771419	730028	1505.212		5.051	5.051																
			Sale. Ratio =>		42.0367498		Average		per FF=>		512.4987		Average		per Net Acre=>		152725.99		Average		per SqFt=>		3.506106402						
			Std. Dev. =>		8.5566855																								

Fenton Residential Land Analysis

GRP-5 WDS Steast, Riggs, Wakeman

2021: 485 FF
2022: 500 FF

2023: LEFT AT 500 FF AS STUDY INDICATES, GOOD AMOUNT OF SALES

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels in		Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
																	Front	ECF Area	Sale	Land Table								
53-26-577-009	505 WOOD ST	4/9/2020	175000	175000	79700	45.54285714	194727	15473	35200	80.000876	273	0.376	0.376	193.4103822	41151.95974	0.944710646	60	APL16	GRP 6 - ASSRS 8, DAV & THMP,	0	1	11/18/2020	401	440	FF			
53-26-577-010	503 WOOD ST	4/28/2021	208000	208000	85600	41.15384615	216019	27226	35245	80.103319	274	0.377	0.377	339.8860414	72217.50663	1.657885827	60	APL16	GRP 6 - ASSRS 8, DAV & THMP,	0	1	11/18/2020	401	440	FF			
53-35-200-002	109 N WEST ST	4/1/2021	237000	237000	78000	32.91139241	180676	106736	50412	114.57166	295	0.677	0.677	931.6090908	157660.2659	3.619381678	100	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/2/2016	401	440	FF			
53-35-200-007	101 N WEST ST	7/10/2020	205000	205000	92900	45.31707317	288231	8578	24653	56.028485	120	0.149	0.149	-153.1006951	-57570.4698	-1.321636129	54	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/2/2016	401	440	FF			
53-35-200-010	501 S WEST ST	4/12/2021	291500	291500	109900	37.70154374	262073	62047	32620	74.135463	90	0.2	0.2	836.9408848	310235	7.122015611	97	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	12/5/2018	401	440	FF			
53-35-501-018	917 W SHIAWASSEE AVE	8/11/2020	200000	200000	70800	35.4	252618	-29280	23338	193.04203	74.9091	0.687	0.378	-151.6768105	-42620.08734	-0.978422574	220	APL17	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/17/2016	401	440	FF			
53-35-527-030	209 W SHIAWASSEE AVE	5/13/2021	210000	210000	79300	35.85714286	170301	63383	23684	53.827815	88	0.121	0.121	1177.513893	523826.4463	12.02540051	60	APL17	GRP 6 - ASSRS 8, DAV & THMP,	0	1	11/24/2021	401	440	FF			
53-35-527-031	207 W SHIAWASSEE AVE	12/15/2021	349900	349900	127700	36.49614175	308814	76207	35121	79.82036	88	0.222	0.222	954.7313492	343274.7748	7.880504471	110	APL17	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/3/2016	401	440	FF			
53-35-529-004	613 W SHIAWASSEE AVE	8/24/2020	330000	330000	163000	49.39393939	372698	2197	44895	102.03502	151	0.416	0.416	215.53182373	5281.25	0.121240817	120	D&T50	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/15/2016	401	440	FF			
53-35-529-024	717 W ROCKWELL ST	5/14/2021	232000	232000	113600	48.96551724	245355	21006	34361	78.092723	120	0.248	0.248	268.9879312	84701.6129	1.944481472	90	D&T50	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/16/2016	401	440	FF			
53-35-529-027	602 DAVIS ST	12/17/2021	220000	220000	110900	50.409909091	238288	15824	34112	77.527618	120	0.245	0.245	204.107909	64587.7551	1.482730833	89	D&T50	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/16/2016	401	440	FF			
53-35-529-064	W SHIAWASSEE AVE	12/4/2020	23000	23000	16200	70.43478261	23259	23000	32359	73.544064	153	0.253	0.253	312.7376806	90909.09091	2.086985558	72	D&T50	GRP 6 - ASSRS 8, DAV & THMP,	0	1	6/22/2022	402	440	FF			
53-35-530-044	213 W ELIZABETH ST	5/13/2021	182000	182000	48300	26.53846154	108656	95205	21861	49.684638	70	0.096	0.096	1916.185844	991718.75	22.7667298	60	OR-35	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/10/2016	401	440	FF			
53-35-530-046	215 W ELIZABETH ST	5/20/2021	150000	150000	52300	34.86666667	117272	59128	26400	60	120	0.165	0.165	985.4666667	358351.5152	8.226618805	60	OR-35	GRP 6 - ASSRS 8, DAV & THMP,	0	1	8/10/2016	401	440	FF			
53-35-531-028	500 S WEST ST	12/11/2020	165000	165000	72700	44.06060606	184615	6630	26245	59.648087	118	0.163	0.163	111.1519302	40674.84663	0.933765992	60	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/13/2016	401	440	FF			
53-35-531-028	500 S WEST ST	5/14/2021	205000	205000	77800	37.95121951	184615	46630	26245	59.648087	118	0.163	0.163	781.7518104	286073.9166	6.56734664	60	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/13/2016	401	440	FF			
53-35-531-038	706 GRANT ST	7/20/2020	137000	137000	57300	41.82481752	144840	21452	29292	66.573694	172	0.229	0.229	322.2293779	93676.8559	2.150524699	58	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/13/2016	401	440	FF			
53-35-531-053	607 MILL ST	11/16/2020	154000	154000	67000	43.50649351	169417	11363	26780	60.863415	125	0.172	0.172	186.6967208	66063.95349	1.516619685	60	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/19/2016	401	440	FF			
53-35-531-058	830 GRANT ST	1/15/2021	208000	208000	71800	34.51923207	184269	52928	29197	66.35994	160	0.22	0.22	797.637096	240581.8182	5.522998581	60	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/12/2016	401	440	FF			
53-35-531-059	838 GRANT ST	11/6/2020	212500	212500	77100	36.28252954	201040	41344	29884	69.918245	171	0.236	0.236	608.7318658	175186.4407	4.021727288	60	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/12/2016	401	440	FF			
53-35-531-082	912 MILL ST	8/31/2021	365000	365000	135800	37.20547945	373511	68809	77320	0	0	3.232	3.232	#DIV/0!	21289.91337	0.488749159	0	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/6/2016	401	440	FF			
53-35-531-086	206 COLFAX ST	7/30/2021	320000	320000	145500	45.46875	343826	25536	49362	112.18638	198	0.545	0.545	227.631218	46855.04587	1.075643845	120	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	12/6/2016	401	440	FF			
53-35-531-089	211 COLFAX ST	8/4/2021	256000	256000	117800	46.015625	279631	14034	37665	85.603346	156	0.322	0.322	163.9421898	43583.85093	1.000547542	90	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/6/2016	401	440	FF			
53-35-531-090	820 MILL ST	6/15/2020	232900	232900	115700	49.67797338	292651	-25641	34110	77.521711	157	0.278	0.278	-330.7589534	-92233.81295	-2.117396991	77	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/6/2016	401	440	FF			
53-35-531-091	804 MILL ST	8/17/2021	275500	275500	0	0	297493	16934	38927	88.470991	229	0.405	0.405	191.4073733	41812.34568	0.959879377	77	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/6/2016	401	440	FF			
53-35-531-094	632 MILL ST	5/10/2021	302014	302014	128100	42.41525227	310026	41335	49347	248.2177373	486.407	0.943	0.395	166.5271863	43833.51007	1.006278927	254	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	12/5/2016	401	440	FF		440	FF
53-35-531-097	620 MILL ST	3/29/2021	195000	195000	70600	36.20512821	175187	58788	38975	88.579268	173	0.357	0.357	363.6767421	165600	3.801652893	90	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/11/2016	401	440	FF			
53-35-531-099	612 MILL ST	1/8/2021	161000	161000	94100	58.44720497	203038	-2984	39054	88.591777	173	0.357	0.357	-33.61905891	-8358.543417	-0.191885753	90	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/11/2016	401	440	FF			
53-35-531-101	604 MILL ST	10/22/2021	235000	235000	98600	41.95744681	232646	40971	38617	87.765446	137.168	0.318	0.318	466.8238113	128839.6226	2.957750749	101	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/11/2016	401	440	FF		440	FF
53-35-531-102	210 S WEST ST	6/30/2021	152900	152900	60500	39.56834532	150663	29802	27565	62.646705	117	0.175	0.175	475.7153628	170297.1429	3.909484455	65	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/11/2016	401	440	FF			
53-35-531-110	505 W ELLEN ST	9/29/2020	265000	265000	125000	47.16981132	311719	-32254	14465	65.751479	166	0.221	0.221	-490.5440986	-145945.7014	-3.350452281	58	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	11/18/2019	401	440	FF			
53-35-531-113	MILL ST	5/10/2021	4598	4598	1900	41.32231405	3777	4598	3777	85.851638	164	0.331	0.331	53.55751046	13891.23867	0.318898959	88	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	10/17/2017	402	440	FF			
53-35-531-114	MILL ST	5/10/2021	3388	3388	1400	41.32231405	2875	3388	2875	65.333114	163	0.217	0.217	51.85731695	15612.90323	0.358422939	58	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	10/17/2017	402	440	FF			
53-35-531-160	407 W CAROLINE ST	6/30/2021	189900	189900	72100	37.96735124	167927	61208	39235	89.170241	111.983	0.311	0.311	686.4173441	196810.2894	4.518142548	121	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/13/2016	401	440	FF		440	FF
53-35-531-164	425 W CAROLINE ST	6/19/2020	164900	164900	62900	38.1442299	160627	30538	26265	59.692429	122	0.165	0.165	511.5891665	185078.7879	4.248824331	59	APL18	GRP 6 - ASSRS 8, DAV & THMP,	0	1	7/13/2016	401	440	FF			
53-35-531-166	507 W CAROLINE ST	12/21/2020	160000	160000	50100	31																						

Parcel Number	Street Address	Sale Date	Adj. Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FFE	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-35-526-003	115 N ADELAIDE ST	10/15/2020	185000	185000	89400	48.3243243	213016	9057	37073	71.2936	140	0.231	0.231	127.038083	39207.792	0.900087	72	ADAMS	GRP 9 - ADAMS ADDN	0	1	8/2/2016	401	520 FF			
53-35-526-008	322 W CAROLINE ST	9/29/2021	145000	145000	51500	35.5172414	119199	53555	27754	53.3736	130	0.143	0.143	1003.39872	374510.49	8.597578	48	ADAMS	GRP 9 - ADAMS ADDN	0	1	12/8/2020	401	520 FF			
53-35-526-033	337 W CAROLINE ST	10/1/2021	280000	280000	107000	38.2142857	296901	34510	51411	98.8682	180	0.43	0.43	349.050618	80255.814	1.84242	104	ADAMS	GRP 9 - ADAMS ADDN	0	1	10/1/2018	401	520 FF			
53-35-526-036	321 W CAROLINE ST	5/17/2021	163000	163000	51900	31.8404908	119513	75359	31872	61.2925	120	0.171	0.171	1229.49734	440695.91	10.11699	62	ADAMS	GRP 9 - ADAMS ADDN	0	1	8/3/2016	401	520 FF			
53-35-526-039	306 W CAROLINE ST	6/24/2021	171000	171000	43600	25.497076	152862	42079	23941	46.0404	79	0.088	0.091	913.957342	478170.45	10.97728	50	ADAMS	GRP 9 - ADAMS ADDN	0	0	8/2/2016	401	520 FF			
Totals:			944000	944000	343400		901491	214560	172051	330.868		1.063	1.066														
			Sale. Ratio =>		36.3771186		Average		per FF=>		648.475		Average		per Net Acre=>		201843.84		Average		per SqFt=>		4.633697				

Fenton Residential Land Analysis

GRP 9- Adams Addition

2021: 520 FF
2022: 520 FF

2023: 650 FF AS INDICATED BY STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in		Inspected Date	Rate Class	Rate Group 1	Rate Group 2	Rate Group 3		
																			Sale	Land Table						Gravel	Paved
53-36-502-011	308 MAIN ST	9/22/2020	250000	250000	103600	41.44	270764	29702	50466	100.932	175	0.438	0.438	294.276548	67812.78539	1.556767341	109	SPAUL	GRP 10 - SPAULDINGS	0	1	8/6/2014	401	500 FF			
53-36-502-055	104 S LEMEN ST	11/23/2021	220000	220000	101700	46.227273	227220	38153	45373	90.7465	170	0.367	0.367	420.4350962	103959.1281	2.386573188	94	SPAUL	GRP 10 - SPAULDINGS	0	1	8/13/2014	401	500 FF			
53-36-502-057	420 E CAROLINE ST	10/19/2021	210000	210000	105200	50.095238	235318	20478	45796	91.5928	150	0.351	0.351	223.5764134	58341.88034	1.339345279	102	SPAUL	GRP 10 - SPAULDINGS	0	1	8/19/2014	401	500 FF			
53-36-502-061	403 E ELLEN ST	2/15/2022	361000	361000	136700	37.867036	303876	150605	93481	186.962	191.84	1.193	1.193	805.5370156	126240.57	2.898084711	271	SPAUL	GRP 10 - SPAULDINGS	0	1	8/19/2014	401	500 FF			
53-36-504-002	704 MAIN ST	10/28/2020	150000	150000	53500	35.666667	138434	43740	32174	64.3482	130	0.191	0.191	679.738892	229005.2356	5.257236814	64	SPAUL	GRP 10 - SPAULDINGS	0	1	8/4/2014	401	500 FF			
53-36-504-003	702 MAIN ST	4/1/2021	217000	217000	64700	29.815668	145786	103388	32174	64.3482	130	0.191	0.191	1606.69512	541298.4293	12.42650205	64	SPAUL	GRP 10 - SPAULDINGS	0	1	8/4/2014	401	500 FF			
53-36-504-005	207 CENTER ST	12/9/2021	169000	169000	51800	30.650888	116615	75961	23576	47.1522	128	0.118	0.118	1610.974571	643737.2881	14.77817466	40	SPAUL	GRP 10 - SPAULDINGS	0	1	8/11/2014	401	500 FF			
53-36-504-006	205 CENTER ST	6/4/2021	135000	135000	46800	34.666667	101976	57735	24711	49.4217	128	0.126	0.126	1168.212055	458214.2857	10.51915256	43	SPAUL	GRP 10 - SPAULDINGS	0	1	8/11/2014	401	500 FF			
53-36-504-010	604 MAIN ST	7/17/2020	180000	180000	80500	44.722222	208484	15216	43700	87.4006	264	0.424	0.424	174.094839	35886.79245	0.823847393	70	SPAUL	GRP 10 - SPAULDINGS	0	1	12/12/2018	401	500 FF			
53-36-504-021	106 N ANN ST	10/8/2021	216500	216500	69000	31.87067	155412	92373	31285	62.5705	120	0.176	0.176	1476.301716	524846.5909	12.04881981	64	SPAUL	GRP 10 - SPAULDINGS	0	1	8/6/2014	401	500 FF			
53-36-506-050	203 E ELLEN ST	6/28/2021	164000	164000	59400	36.219512	133601	60399	30000	60	120	0.165	0.165	1006.65	366054.5455	8.403456048	60	SPAUL	GRP 10 - SPAULDINGS	0	1	8/18/2014	401	500 FF			
53-36-506-052	207 E ELLEN ST	8/17/2021	205000	205000	73700	35.95122	166243	68757	30000	60	120	0.165	0.165	1145.95	416709.0909	9.566324401	60	SPAUL	GRP 10 - SPAULDINGS	0	1	8/8/2014	401	500 FF			
53-36-506-060	111 S PINE ST	1/22/2021	164500	164500	54900	33.37386	143142	42083	20725	41.4496	65	0.071	0.071	1015.281184	592718.3099	13.60694008	47.25	SPAUL	GRP 10 - SPAULDINGS	0	1	8/18/2014	401	500 FF			
53-36-526-001	1000 MAIN ST	8/30/2021	159900	159900	61900	38.711695	150422	56298	46820	93.6394	120	0.267	0.267	601.2214991	210853.9326	4.840540234	119	BERG	GRP 10 - SPAULDINGS	0	1	8/4/2014	401	500 FF			
53-36-526-002	928 MAIN ST	11/6/2020	167000	167000	61000	36.526946	161117	35883	30000	60	120	0.165	0.165	598.05	217472.7273	4.992486852	60	BERG	GRP 10 - SPAULDINGS	0	1	8/4/2014	401	500 FF			
53-36-526-005	922 MAIN ST	9/1/2021	345000	345000	167100	48.434783	426697	27444	54253	108.506	180	0.496	0.496	-252.926726	-55330.64516	-1.270216831	120	BERG	GRP 10 - SPAULDINGS	0	1	8/4/2014	401	500 FF			
53-36-526-012	206 BLOOMINGDALE ST	6/18/2021	165000	165000	59900	36.30303	157025	37975	30000	60	120	0.165	0.165	632.9166667	230151.5152	5.283551771	60	BERG	GRP 10 - SPAULDINGS	0	1	8/12/2014	401	500 FF			
53-36-526-024	206 ORCHARD ST	4/28/2020	121000	121000	47600	39.338843	126552	24448	30000	60	120	0.165	0.165	407.4666667	148169.697	3.401508195	60	BERG	GRP 10 - SPAULDINGS	0	1	8/11/2014	401	500 FF			
53-36-527-001	115 S ANN ST	6/14/2021	285000	265000	127200	48	287464	27256	49720	99.4408	132	0.376	0.376	274.092812	72489.3617	1.664126761	124	SPAUL	53-36-527-008	GRP 10 - SPAULDINGS	0	1	8/19/2014	401	500 FF		
53-36-527-008	ELLEN ST	6/14/2021	285000	20000	16100	80.5	32286	20000	32286	64.5715	124	0.171	0.188	309.7343337	116959.0643	2.0685010659	66	SPAUL	53-36-527-001	GRP 10 - SPAULDINGS	0	1	10/17/2017	402	500 FF		
53-36-528-008	200 CENTER ST	6/10/2021	211000	211000	75000	35.545024	169076	71924	30000	60	120	0.165	0.165	1198.733333	435903.0303	10.00695662	60	SPAUL	GRP 10 - SPAULDINGS	0	1	8/6/2014	401	500 FF			
53-36-528-016	97 ORCHARD ST	1/20/2021	40000	40000	8200	20.5	30336	24664	15000	60	120	0.165	0.165	411.0666667	149478.7879	3.431560787	60	SPAUL	GRP 10 - SPAULDINGS	0	1	8/11/2014	401	500 FF			
53-36-551-008	629 E SOUTH HOLLY RD	12/14/2021	214900	214900	115700	53.838995	259938	19602	64640	129.279	223	0.717	0.717	151.6250509	27338.91213	0.627615063	140	SPAUL	GRP 10 - SPAULDINGS	0	1	8/10/1991	401	500 FF			
53-36-551-083	714 CARNES ST	11/9/2021	278000	278000	121300	43.633094	271694	56259	49953	99.9062	295	0.549	0.549	563.1181654	102475.4098	2.352511704	81	SPAUL	GRP 10 - SPAULDINGS	0	1	5/18/1991	401	500 FF			
53-36-551-090	824 S LEROY ST	4/27/2020	235200	235200	98500	41.879252	268120	6817	39737	79.4731	177	0.305	0.305	85.77748844	22350.81967	0.513104217	75	SPAUL	GRP 10 - SPAULDINGS	0	1	10/27/2021	401	500 FF			
53-36-551-092	809 S ADELAIDE ST	6/14/2021	265000	265000	92200	34.792453	218146	103609	56755	113.509	120	0.441	0.441	912.7809275	234941.0431	5.393504203	160	SPAUL	GRP 10 - SPAULDINGS	0	1	11/1/2021	401	500 FF			
Totals:					5414000	5129000	2053200	4905744	1255881	1032625	2095.25	8.123	8.201														
					Sale. Ratio =>		40.031195	Average		per FF=>		599.394	Average		per Net Acre=>		154608	Average		per SqFt=>		3.549311905					
					Std. Dev. =>		10.92825																				

Fenton Residential Land Analysis

GRP 10 - Spauldings 2021: 500FF
2022: 500 FF

2023: 600 FF AS INDICATED BY STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-26-501-003	15245 CHARLUENE DR	10/4/2021	185000	185000	70900	38.3243243	153987	68613	37600	80	160	0.294	0.294	857.6625	233377.6	5.357611	80	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	5/9/2017	401	470	FF			
53-26-501-006	15217 CHARLUENE DR	3/2/2021	190000	190000	89800	47.2631579	208269	19331	37600	80	160	0.294	0.294	241.6375	65751.7	1.509451	80	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	5/9/2017	401	470	FF			
53-26-501-008	15205 CHARLUENE DR	1/25/2022	189000	189000	61400	32.4867725	132941	93659	37600	80	160	0.294	0.294	1170.7375	318568	7.313316	80	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	5/9/2017	401	470	FF			
53-26-501-011	15181 CHARLUENE DR	4/13/2020	175000	175000	91400	52.2285714	212054	546	37600	80	160	0.294	0.294	6.825	1857.143	0.042634	80	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	5/9/2017	401	470	FF			
53-26-501-012	15179 CHARLUENE DR	6/9/2020	180000	180000	86000	47.7777778	197588	20012	37600	80	160	0.294	0.294	250.15	68068.03	1.562627	80	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	5/9/2017	401	470	FF			
53-26-501-019	15117 CHARLUENE DR	7/26/2021	225000	225000	100900	44.8444444	220240	47060	42300	90	160	0.331	0.331	522.888889	142175.2	3.263894	90	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	5/9/2017	401	470	FF			
53-26-501-028	15174 CHARLUENE DR	9/28/2021	165000	165000	57100	34.6060606	123371	79229	37600	80	318	0.584	0.584	990.3625	135666.1	3.114465	80	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	#####	401	470	FF			
53-26-501-037	15246 CHARLUENE DR	9/8/2021	222500	222500	63800	28.6741573	138281	121819	37600	80	262	0.481	0.481	1522.7375	253262	5.814094	80	WESKO	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	5/3/2017	401	470	FF			
53-26-580-007	616 FOREST DR	5/29/2020	170000	170000	78800	46.3529412	186790	28800	45590	97	140	0.312	0.312	296.907216	92307.69	2.119093	97	FAIR	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	6/21/2017	401	470	FF			
53-26-580-011	606 FOREST DR	8/11/2021	202600	202600	73500	36.278381	163060	70090	30550	65	140	0.209	0.209	1078.30769	335358.9	7.69878	65	FAIR	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	6/26/2017	401	470	FF			
53-26-580-013	600 WOOD ST	6/25/2021	218700	218700	95200	43.5299497	211967	42453	35720	76	140	0.244	0.244	558.592105	173987.7	3.994208	76	FAIR	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	6/26/2017	401	470	FF			
53-26-580-018	625 FOREST DR	9/8/2021	315000	315000	156100	49.5555556	348281	41919	75200	160	100	0.367	0.367	261.99375	114220.7	2.622147	160	FAIR	GRP 11 - FAIRFIELD PK, WES KOAN PLA	0	1	7/18/2017	401	470	FF			
Totals:			2437800	2437800	1024900	42.0420051	2296829	633531	492560	1048		3.998	3.998															
			Sale. Ratio =>		42.0420051		Average		per FF=>		604.5143		Average		per Net Acre=>		158462		Average		per SqFt=>		3.637787					
			Std. Dev. =>		7.51248038																							

Fenton Residential Land Analysis

GRP 11 - FAIRFIELD PK, WES KOAN PLA

2021: 470FF
2022: 470 FF

2023: 600 FF AS INDICATED BY STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3		
53-34-651-001	3424 W SHIAWASSEE AVE	6/23/2021	299900	299900	132500	44.18139	308367	18566	27033	120.14478	142	0.323	0.323	154.530223	57479.876	1.319556	99	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	#####	401	225	FF				
53-34-651-004	1236 DARCI DR	7/7/2020	220000	220000	108100	49.13636	255023	-7583	27440	121.95608	160	0.349	0.349	62.1781218	-21727.79	-0.4988	95	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	8/23/1991	401	225	FF				
53-34-651-011	1216 DARCI DR	7/2/2021	255000	255000	100300	39.33333	232076	51466	28542	126.85404	100	0.298	0.298	405.71038	172704.7	3.964754	130	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	NOT INSPEC	401	225	FF				
53-34-651-013	1208 SHELL ST	10/25/2021	250000	250000	96000	38.4	222058	55327	27385	121.71254	97	0.276	0.276	454.571081	200460.14	4.601932	124	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	NOT INSPEC	401	225	FF				
53-34-651-019	1225 LORI LN	9/16/2021	245000	245000	97500	39.79592	225399	47640	28039	124.61575	112	0.306	0.306	382.295163	155686.27	3.574065	119	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	1/20/2000	401	225	FF				
53-34-651-030	1219 DARCI DR	11/5/2021	240000	240000	104900	43.70833	243395	22424	25819	114.75284	120	0.278	0.278	195.411284	80661.871	1.851742	101	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	NOT INSPEC	401	225	FF				
53-34-651-032	1225 DARCI DR	8/20/2020	212000	212000	82800	39.0566	192589	45803	26392	117.29721	121	0.289	0.289	390.486709	158487.89	3.638381	104	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	NOT INSPEC	401	225	FF				
53-34-651-032	1225 DARCI DR	3/25/2022	260000	260000	83400	32.07692	192589	93803	26392	117.29721	121	0.289	0.289	799.703618	324577.85	7.451282	104	HORSE	GRP 12 - HORSESHOE CT, TRUCHAN ACRE	0	1	NOT INSPEC	401	225	FF				
Totals:		1981900	1981900	805500			1871496	327446	217042	964.63045		2.408	2.408																
		Sale. Ratio =>		40.64282		Average		Average		Average		Average		135982.6		Average													
		Std. Dev. =>		5.033811		per FF=>		339.45228		per Net Acre=>						per SqFt=>		3.12173											

Fenton Residential Land Analysis

2021: 225 FF
2022 225 FF

2023: 340 FF AS INDICATED BY STUDY

GRP 12-Horseshoe Ct, Truchan Acre

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres		Dollars/Ac		Dollars/Sq		Actual Front	ECF Area	Other Parcels in Sale		Gravel	Paved	Inspected		Rate Group 1	Rate Group 2	Rate Group 3
				Adj. Sale \$	Sold							Sale	re	Ft	re	Ft	Land Table			Date	Class							
53-25-100-011	205 WASS ST	4/9/2021	150000	150000	49300	32.866667	113443	70218	33661	61.2025	127	0.175	0.175	1147.30619	401245.7	9.211334	60	25NW	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/21/2021	401	550	FF			
53-25-100-012	207 WASS ST	5/5/2020	157500	157500	68800	43.68254	175169	38173	55842	101.531	134	0.391	0.391	375.973896	97629.16	2.241257	127	25NW	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/21/2021	401	550	FF			
53-25-100-037	1111 ALBERT DR	11/13/2020	201500	201500	66600	33.052109	199640	52089	50229	91.3261	110	0.303	0.303	570.362902	171910.9	3.946531	120	25NW	GRP 13 - NELS & BRID 2ND, WHITE & M	0	0	7/26/2021	401	550	FF			
53-25-100-042	1102 MCCORMICK DR	8/5/2020	110000	110000	43900	39.909091	118761	26920	35681	64.8739	150	0.207	0.207	414.959109	130048.3	2.985498	60	25NW	GRP 13 - NELS & BRID 2ND, WHITE & M	0	0	7/26/2021	401	550	FF			
53-25-100-051	419 WASS ST	9/10/2020	156000	156000	68100	43.653846	183847	25000	52847	96.0861	147	0.375	0.375	260.183353	66666.67	1.530456	111	25NW	GRP 13 - NELS & BRID 2ND, WHITE & M	0	0	7/21/2021	401	550	FF			
53-25-100-083	105 WASS ST	10/29/2021	145000	145000	49900	34.413793	132950	49611	37561	68.2933	134	0.212	0.212	726.440232	234014.2	5.372226	69	25NW	GRP 13 - NELS & BRID 2ND, WHITE & M	0	0	7/21/2021	401	550	FF			
53-25-503-001	892 N LEROY ST	7/27/2020	175000	175000	75500	43.142857	206147	4610	35757	65.0122	142	0.202	0.202	70.9097415	22821.78	0.523916	62	NELSO	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/6/2021	401	550	FF			
53-25-503-017	1029 LEE ST	10/19/2020	137000	137000	42800	31.240876	114852	55148	33000	60	120	0.165	0.165	919.133333	334230.3	7.672872	60	NELSO	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/27/2021	401	550	FF			
53-25-503-018	1025 LEE ST	3/23/2022	220000	220000	72700	33.045455	184117	68883	33000	60	120	0.165	0.165	1148.05	417472.7	9.583855	60	NELSO	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/27/2021	401	550	FF			
53-25-503-035	1022 GRANGER ST	10/8/2021	152000	152000	66100	43.486842	162451	22549	33000	60	120	0.165	0.165	375.816667	136660.6	3.137296	60	NELSO	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/27/2021	401	550	FF			
53-25-503-046	1014 LEE ST	1/14/2022	190000	190000	83900	44.157895	200382	23718	34100	62	124	0.176	0.176	382.548387	134761.4	3.093695	62	NELSO	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/27/2021	401	550	FF			
53-25-515-003	907 N LEROY ST	4/2/2021	116000	116000	50700	43.706897	126262	22738	33000	60	120	0.165	0.165	378.966667	137806.1	3.163592	60	AP1NL	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/6/2021	401	550	FF			
53-25-515-018	501 N LEROY ST	7/24/2020	127000	127000	55800	43.937008	125940	33671	32611	59.292	190	0.201	0.201	567.884695	167517.4	3.845671	46	AP1NL	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	6/28/2021	401	550	FF			
53-25-515-047	874 N LEROY ST	7/31/2020	196999	196999	100100	50.812441	247959	25126	76086	138.338	334	0.958	0.958	181.627281	26227.56	0.602102	125	AP1NL	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/6/2021	401	550	FF			
53-25-515-055	890 N LEROY ST	12/6/2021	257500	257500	72500	28.15534	194709	114451	51660	93.9273	300	0.503	0.503	1218.50633	227536.8	5.223526	73	AP1NL	GRP 13 - NELS & BRID 2ND, WHITE & M	0	1	7/6/2021	401	550	FF			
53-25-515-070	881.5 N LEROY ST	5/20/2020	29900	29900	16400	54.849498	32510	29900	31358	71.2676	115	0.242	0.211	419.545388	123553.7	2.836403	80	AP1NL	GRP 13 - NELS & BRID 2ND, WHITE & M	0	0	10/17/2017	402	550	FF			
Totals:			2521399	2521399	983100		2519139	662805	659393	1213.15	4.605	4.574	Average		Average		Average											
			Sale. Ratio =>		38.990259		Average		per FF=>		546.35		Average		per SqFt=>		3.304215											
			Std. Dev. =>		7.4278357		per FF=>		546.35		per Net Acre=>		143932		per SqFt=>		3.304215											

Fenton Residential Land Analysis

2021: 450 FF
 2022 550 FF
2023 550 FF - NO CHANGE AS INDICATED BY STUDY
REMOVED ONE LOW OUTLIER WITH NEGATIVE VALUE LAND RESIDUAL

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-24-576-004	14458 EDDY LAKE RD	5/19/2021	209500	209500	91000	43.43675418	223859	18936	33295	83.237	140	0.257	0.257	227.4950498	73680.93385	1.691481493	80	VANWA	GRP 14 - VAN WAGONER	0	0	6/23/2021	401	400 FF				
53-24-576-008	14490 EDDY LAKE RD	3/18/2021	195000	195000	82800	42.46153846	206153	22142	33295	83.237	140	0.257	0.257	266.011586	86155.64202	1.977861387	80	VANWA	GRP 14 - VAN WAGONER	0	0	6/22/2021	401	400 FF				
Totals:			404500	404500	173800		430012	41078	66590	166.474		0.514	0.514															
			Sale. Ratio =>		42.96662546		Average		per FF=>		246.753		Average		per Net Acre=>		79918.288		Average		per SqFt=>		1.83467144					

Fenton Residential Land Analysis

GRP 14 - VAN WAGONER
2021: 400 FF
2022 400 FF

**2023: 400 FF - NO CHANGE AS 2 SALES AREN'T A GOOD INDICATION OF VALUE
ALSO SIMILAR TO GRP 13 WHICH INDICATED AN INCREASE IN LAND VALUE**

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-23-400-019	2071 S LONG LAKE RD	12/16/2021	180000	180000	69400	38.555556	169099	57272	46371	115.92669	660	1	1	494.0363604	57272	1.314784206	66	NRLAK	GRP 15 - NEAR LAKE PROPERTIES	0	1	9/15/2020	401	400	FF			
53-23-400-054	2105 S LONG LAKE RD	5/13/2020	159900	159900	18300	11.444653	141895	159900	141895	104.736579	330	0.621	0.621	1526.687252	257487.9227	5.911109337	82	NRLAK	GRP 15 - NEAR LAKE PROPERTIES	0	0	9/8/2020	402	400	FF			
53-27-300-010	15500 JENNINGS RD	10/19/2020	255000	255000	123800	48.54902	308406	17469	70875	177.187978	283	1.299	1.299	98.59021022	13448.03695	0.308724448	200	NRLAK	GRP 15 - NEAR LAKE PROPERTIES	0	1	8/23/1991	401	400	FF			
53-27-300-018	15490 JENNINGS RD	8/14/2020	340000	340000	150000	44.117647	357616	25840	43456	108.640741	290	0.619	0.619	237.8481568	41744.7496	0.958327585	93	NRLAK	GRP 15 - NEAR LAKE PROPERTIES	0	1	8/7/1992	401	400	FF			
Totals:			934900	934900	361500		977016	260481	302597	506.491988		3.539	3.539															
			Sale. Ratio =>		38.667237		Average		per FF=>		514.284542		Average		per Net Acre=>		73602.995		Average		per SqFt=>		1.689692268					

Fenton Residential Land Analysis

2023: 500 FF AS INDICATED BY STUDY,

GRP 15 - Near Lake Properties
2021: 400 FF
2022 400 FF

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-36-601-001	540 MILL POND DR	11/30/2021	235000	235000	88800	37.787234	219061	40939	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-003	530 MILL POND DR	9/9/2020	223000	223000	90800	40.717489	224069	23931	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-004	524 MILL POND DR	10/4/2021	236000	236000	87900	37.245763	216812	44188	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-005	520 MILL POND DR	12/3/2020	240000	240000	99100	41.291667	244596	20404	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-012	610 HERITAGE CIR	7/22/2020	199000	199000	89100	44.773869	219584	4416	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-018	621 HERITAGE CIR	11/3/2021	233000	233000	92100	39.527897	226887	31113	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-020	430 MILL POND DR	7/10/2020	212400	212400	91900	43.26742	226518	10882	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-021	424 MILL POND DR	3/8/2021	233500	233500	101000	43.254818	252926	5574	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-022	420 MILL POND DR	8/17/2021	275000	275000	97000	35.272727	239029	60971	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-023	418 MILL POND DR	6/26/2020	227000	227000	103500	45.594714	259645	-7645	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-024	416 MILL POND DR	6/23/2020	224000	224000	101000	45.089286	249468	-468	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-027	406 MILL POND DR	6/17/2021	250000	250000	91100	36.44	224521	50479	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-028	400 MILL POND DR	7/13/2020	230500	230500	104000	45.119306	260709	-5209	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-032	401 MILL POND DR	11/2/2021	265000	265000	91800	34.641509	226381	63619	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-037	419 MILL POND DR	11/13/2020	250000	250000	104200	41.68	261541	13459	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-043	505 MILL POND DR	6/30/2020	199500	199500	95400	47.819549	239875	-15375	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
53-36-601-051	649 HOLLY PT	3/31/2021	225000	225000	95000	42.222222	235933	14067	25000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	HERIT	HERITAGE POND C	0	0	1	NOT INSPEC'	401			
Totals:			3957900	3957900	1623700		4027555	355345	425000	0	0	0	0	0				0										
					Sale. Ratio =>	41.024281	Average					Average																
					Std. Dev. =>	3.930501	per FF=>					#DIV/0!	per Net Acre=>					#DIV/0!	per SqFt=>					#DIV/0!				

Fenton Residential Land Analysis

LR/17= 20902.65

Heritage Pond Condo

2021: 20,000/lot
2022 25,000/lot

2023 : 21,000/SITE AS INDICATED

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF e	Dollars/Acr	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-25-605-004	465 EDGEWOOD PASS	3/16/2021	266900	266900	108900	40.8017984	275338	16562	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	25SEC		LEXINGTON OAKS SITE CONDC	0	0	12/20/2017	401			
53-25-605-050	1055 N LEMEN ST	7/28/2021	329900	329900	126200	38.2540164	293540	61360	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	25SEC		LEXINGTON OAKS SITE CONDC	0	0	11/15/2019	401			
Totals:			596800	596800	235100		568878	77922	50000	0	0	0	0														
						Sale. Ratio =>	39.3934316	Average			Average			Average													
						Std. Dev. =>	1.80155397	per FF=>			#DIV/0!			per Net Acre=>			#DIV/0!										

Fenton Residential Land Analysis

2021: 25,000/Lot
2022: 25,000/Lot

LR/2= 38961

Lexington Oaks Site Condo

2023: 25,000/LOT - ONLY TWO SALES, ONE HIGH AND ONE LOW, NOT ENOUGH TO DETERMINE LAND VALUE

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3			
53-23-576-009	14300 WESTMAN DR	7/30/2020	540000	540000	223300	41.351852	501996	218004	180000	40	111	0.102	0.102	5450.1	2137294.118	49.06552153	40	DARTS	LAKE FENTON ON WATER	0	1	10/6/2020	401	4500 FF						
53-23-581-005	14337 SWANEE BEACH DR	7/15/2021	590000	590000	251300	42.59322	549584	310416	270000	60	153	0.211	0.211	5173.6	1471165.877	33.77332132	60	SBLAK	LAKE FENTON ON WATER	0	1	9/29/2020	401	4500 FF						
53-23-583-002	14293 SWANEE BEACH DR	9/21/2021	1675000	1675000	608500	36.328358	1470719	564281	360000	80	250	0.459	0.459	7053.5125	1229370.37	28.22246029	80	SBLAK	LAKE FENTON ON WATER	0	1	9/29/2020	401	4500 FF						
Totals:			2805000	2805000	1083100		2522299	1092701	810000	180		0.772	0.772																	
					Sale. Ratio =>	38.613191						Average			Average															
					Std. Dev. =>	3.3172524						Average	per FF=>	6070.6	Average	per Net Acre=>	1415416	Average	per SqFt=>	32.49347574										

Fenton Residential Land Analysis

LKFNT- Lake Fenton on the Water

2021: 4500 FF
2022: 4500 FF

2023: 6,000 FF AS INDICATED

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF re	Dollars/Ac re	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in		Inspected Date	Rate Class	Rate Group 1	Rate Group 2	Rate Group 3		
																			Sale	Land Table						Gravel	Paved
53-26-626-001	110 MEADOW POINTE DR	9/17/2021	160000	160000	57500	35.9375	141806	41194	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-009	133 MEADOW POINTE DR	3/11/2021	140500	140500	53600	38.149466	141530	21970	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-011	137 MEADOW POINTE DR	4/30/2020	147500	147500	56100	38.033898	148756	21744	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-015	145 MEADOW POINTE DR	5/20/2021	168500	168500	60400	35.845697	149032	42468	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-018	203 MEADOW POINTE DR	5/11/2021	165000	165000	61100	37.030303	150670	37330	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-022	225 MEADOW POINTE DR	10/15/2021	169000	169000	60400	35.739645	149032	42968	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-029	243 MEADOW POINTE DR	7/2/2020	135500	135500	54300	40.073801	143350	15150	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-032	249 MEADOW POINTE DR	10/20/2021	173000	173000	61100	35.317919	150992	45008	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-042	234 MEADOW POINTE DR	5/20/2021	159000	159000	63800	40.125786	157218	24782	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-048	248 MEADOW POINTE DR	10/15/2020	125000	125000	55000	44	144892	3108	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
53-26-626-057	311 MEADOW POINTE DR	4/3/2020	140000	140000	55700	39.785714	146741	16259	23000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	MEADO	MEADOWPOINTE CONI	0	1	NOT INSPEC	401				
Totals:			1683000	1683000	639000		1624019	311981	253000	0	0	0	0														
			Sale. Ratio =>		37.967914		Average				Average				Average												
			Std. Dev. =>		2.641811		per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!										

Fenton Residential Land Analysis

2021: 20,000/lot
2022 23,000/LOT

LR/11= 28361.91

MEADO - Meadowpointe Condos

2023 : 28,000/Lot AS INDICATED BY LAND RESIDUALS IN STUDY

4/1/2020 - 3/31/2021

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/A cre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-35-652-024	996 PLUM TREE LN	3/15/2022	382500	382500	142100	37.150327	339634	77866	35000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHARD HILLS CONDO 35	0	1	12/6/2016	401				
53-35-652-040	802 MAPLE TREE DR	2/24/2021	307000	307000	132300	43.094463	333642	8358	35000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHARD HILLS CONDO 35	0	1	9/5/2009	401				
53-35-652-059	614 PLUM TREE LN	7/23/2021	325000	325000	138100	42.492308	329810	30190	35000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHARD HILLS CONDO 35	0	1	10/1/2009	401				
53-35-652-074	969 PEACH TREE TRL	12/16/2020	269900	269900	103100	38.199333	256195	48705	35000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	ORCHA	ORCHARD HILLS CONDO 35	0	1	10/22/2009	401				
Totals:			1284400	1284400	515600		1259281	165119	140000	0	0	0	0	0														
						Sale. Ratio =>	40.143258	Average					Average															
						Std. Dev. =>	2.9961703	per FF=>					#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!							

Fenton Residential Land Analysis

LR/10 = 35119.9

ORCHA - Orchard Hills Condo

2021: 35,000/lot
2022 35,000/Lot

2023: 35,000/LOT -STUDY INDICATED NO CHANGE IN LAND VALUE

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Aid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
Totals:			0			0	0		0	0	0	0	0	0	0	0	0	0	0	0													
						Sale Ratio ->		#DIV/0!	0		Average			Average			Average																
						Std. Dev. ->					per FF->	0		per Net Acre->			per SqFt->																

NO SALES

Fenton Residential Land Analysis

2021: 30,000 / 10,000 UNIMPROVED

ORCHU- Orchard Hills Unimproved Parcels

2022: 30,000 / 10,000 UNIMPROVED

2023: 30,000 / 10,000 UNIMPROVED (NO CHANGE- NO SALES TO INDICATE CHANGE)

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-23-677-002	203 S PINEVIEW DR	9/18/2020	165000	165000	78800	47.7575758	167771	27229	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	PINEV	PINEVIEW CONDOS 30	0	0	5/26/2021	401				
53-23-677-008	100 GLENWOOD AVE	4/9/2020	165000	165000	83600	50.6666667	191683	3317	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	PINEV	PINEVIEW CONDOS 30	0	0	5/26/2021	401				
53-23-677-018	214 PINEVIEW DR	9/9/2021	215000	215000	82200	38.2325581	192456	52544	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	PINEV	PINEVIEW CONDOS 30	0	0	5/26/2021	401				
Totals:			545000	545000	244600		551910	83090	90000	0	0	0	0														
						Sale. Ratio =>	44.8807339	Average				Average															
						Std. Dev. =>	6.50379153	per FF=>		#DIV/0!	Average		per Net Acre=>	#DIV/0!	Average		per SqFt=>	#DIV/0!									

Fenton Residential Land Analysis

LR/3 = 27696.67

PINEV - Pineview Condos

2021: 30,000/lot

2022: 30,000 lot

2023: 28,000/LOT AS INDICATED BY STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ac re	Dollars/Ac re	Dollars/S qFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-25-577-001	604 SIXTH ST	1/7/2021	30000	30000	15000	50	350208	-290208	30000	97	147	0.327	0.327	-2991.835	-887486.2	-20.3739	97	PNCRRK	53-25-577-039	PINE CREEK NORTH SUB 3C	0	0	0	11/23/2021	401	30000	SITE VAL	
53-25-577-002	606 SIXTH ST	8/13/2020	30000	30000	15000	50	30000	30000	30000	81.92	121	0.228	0.228	366.2109	131578.9	3.020637	81.92	PNCRRK	53-25-577-014	PINE CREEK NORTH SUB 3C	0	0	0	11/19/2021	401	30000	SITE VAL	
53-25-577-006	708 COBBLESTONE DR	11/16/2021	375000	375000	148000	39.46666667	340907	375000	30000	75	125	0.215	0.215	5000	1744186	40.041	75	PNCRRK		PINE CREEK NORTH SUB 3C	0	0	0	11/30/2021	401	30000	SITE VAL	
53-25-577-007	710 COBBLESTONE DR	6/10/2020	30000	30000	15000	50	30000	30000	30000	75	135	0.232	0.232	400	129310.3	2.968557	75	PNCRRK		PINE CREEK NORTH SUB 3C	0	0	0	12/2/2020	401	30000	SITE VAL	
53-25-577-008	712 COBBLESTONE DR	6/10/2020	30000	30000	15000	50	30000	30000	30000	73	134	0.225	0.225	410.9589	133333.3	3.060912	73	PNCRRK		PINE CREEK NORTH SUB 3C	0	0	0	11/22/2021	401	30000	SITE VAL	
53-25-577-014	616 CHERRY BLOSSOM LN	8/13/2020	30000	30000	15000	50	30000	30000	30000	63	126	0.182	0.182	476.1905	164835.2	3.784095	63	PNCRRK	53-25-577-002	PINE CREEK NORTH SUB 3C	0	0	0	11/22/2021	401	30000	SITE VAL	
53-25-577-016	620 CHERRY BLOSSOM LN	6/18/2021	60000	30000	15000	50	74250	-14250	30000	88	115	0.232	0.232	-161.9318	-61422.41	-1.41006	88	PNCRRK	53-25-577-040	PINE CREEK NORTH SUB 3C	0	0	0	11/23/2021	401	30000	SITE VAL	
53-25-577-018	724 PINECREEK DR	9/18/2020	310000	310000	130200	42	339873	127	30000	70	114	0.183	0.183	1.814286	693.98991	0.015932	70	PNCRRK		PINE CREEK NORTH SUB 3C	0	0	0	NOT INSPEC	401	30000	SITE VAL	
53-25-577-019	720 PINECREEK DR	8/5/2020	282900	282900	110800	39.16578296	287360	25540	30000	70	118	0.19	0.19	364.8571	134421.1	3.085883	70	PNCRRK		PINE CREEK NORTH SUB 3C	0	0	0	NOT INSPEC	401	30000	SITE VAL	
53-25-577-021	712 PINECREEK DR	2/7/2022	50000	20000	15000	75	30000	20000	30000	100	91	0.209	0.209	200	95693.78	2.196827	100	PNCRRK	53-25-577-043	PINE CREEK NORTH SUB 3C	0	0	0	10/17/2017	402	30000	SITE VAL	
53-25-577-022	708 PINECREEK DR	9/21/2021	90000	30000	15000	50	30000	30000	30000	80	109	0.2	0.2	375	150000	3.443526	80	PNCRRK	53-25-577-041, 53-	PINE CREEK NORTH SUB 3C	0	0	0	11/23/2021	401	30000	SITE VAL	
53-25-577-039	609 SIXTH ST	1/7/2021	30000	30000	15000	50	307413	30000	30000	70	115	0.327	0.185	428.5714	91743.12	2.106132	70	PNCRRK		PINE CREEK NORTH SUB 3C	0	0	0	11/22/2021	401	30000	SITE VAL	
53-25-577-040	607 SIXTH ST	6/18/2021	60000	30000	15000	50	30000	30000	30000	63	123	0.232	0.178	476.1905	129310.3	2.968557	63	PNCRRK	53-25-577-016	PINE CREEK NORTH SUB 3C	0	0	0	11/22/2021	401	30000	SITE VAL	
53-25-577-041	605 SIXTH ST	9/21/2021	90000	30000	15000	50	30000	30000	30000	80	109	0.2	0.151	375	150000	3.443526	80	PNCRRK	53-25-577-022, 53-	PINE CREEK NORTH SUB 3C	0	0	0	10/17/2017	402	30000	SITE VAL	
53-25-577-042	603 SIXTH ST	9/21/2021	90000	30000	15000	50	30000	30000	30000	80	109	0.2	0.186	375	150000	3.443526	80	PNCRRK	53-25-577-041, 53-	PINE CREEK NORTH SUB 3C	0	0	0	6/22/2022	402	30000	SITE VAL	
53-25-577-043	601 SIXTH ST	2/7/2022	50000	30000	15000	50	30000	30000	30000	63	141	0.209	0.204	476.1905	143540.7	3.29524	63	PNCRRK	53-25-577-021	PINE CREEK NORTH SUB 3C	0	0	0	10/17/2017	402	30000	SITE VAL	
53-25-626-005	811 OAKWOOD CIR	9/13/2021	290000	290000	124400	42.89655172	273303	46697	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND		PINE CREEK NORTH SUB 3C	0	0	0	NOT INSPEC	401			
53-25-626-007	815 OAKWOOD CIR	10/11/2021	299900	299900	130100	43.38112704	285850	44050	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND		PINE CREEK NORTH SUB 3C	0	0	0	NOT INSPEC	401			
53-25-626-008	817 OAKWOOD CIR	6/8/2021	275000	275000	124400	45.23636364	315130	-10130	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND		PINE CREEK NORTH SUB 3C	0	0	1	11/23/2021	401			
Totals:			2502800	2212800	962900		2874294	496826	570000	1228.9		3.591	3.327															
			Sale. Ratio =>		43.51500362		Average		per FF=>		404.28		Average		per Net Acre=>		138353		Average		per SqFt=>		3.17615					
			Std. Dev. =>		7.478872049																							

Fenton Residential Land Analysis

LR/19= 26148.74

2021: 30,000 lot
 PNCRRK- Pine Creek North Sub 2022 30,000 lot

2023 : 27,000/ LOT AS INDICATED BY STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3		
53-36-400-010	1001 E SOUTH HOLLY RD	11/10/2020	149000	149000	68700	46.107383	188790	20272	60062	100.10326	154	0.399	0.399	202.511	50807.02	1.16637	113	POND	POND-MILLPOND PROF	0	1	8/30/1992	401	600	FF				
53-36-400-026	961 E SOUTH HOLLY RD	8/3/2020	285000	285000	137800	48.350877	358472	27113	100585	167.64199	229	1.093	1.093	161.732	24806.04	0.56947	208	POND	POND-MILLPOND PROF	0	0	11/8/2016	401	600	FF				
53-36-507-009	506 E ELLEN ST	9/17/2020	219000	219000	126400	57.716895	257354	28992	67346	112.24277	198	0.545	0.545	258.297	53196.33	1.22122	120	WOODB	POND-MILLPOND PROF	0	1	8/13/2014	401	600	FF				
53-36-508-004	619 SENECA ST	9/16/2020	314050	314050	151200	48.1452	350551	31439	67940	113.23381	278	0.664	0.664	277.647	47347.89	1.08696	104	WOODS	POND-MILLPOND PROF	0	0	8/27/1991	401	600	FF				
53-36-551-006	703 E SOUTH HOLLY RD	2/16/2022	190000	190000	70200	36.947368	153485	90790	54275	90.458075	160	0.351	0.349	1003.67	258661	5.93804	95	SPAUL	POND-MILLPOND PROF	0	1	11/9/2012	401	600	FF				
Totals:			1157050	1157050	554300		1308652	198606	350208	583.6799		3.052	3.05																
Sale. Ratio =>						47.906313	Average						Average		Average														
Std. Dev. =>						7.396145	per FF=>						per Net Acre=>		per SqFt=>														
							340.26527						65074		1.49389														

Fenton Residential Land Analysis

2023: 340 FF - AS INDICATED BY THE STUDY. MIXED NEIGHBORHOOD WITH MIXED AGES OF HOUSES

POND- Pond Millpond Properties

2021: 600 FF
2022: 600 FF

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ac			Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in		Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3		
														re	re	re				Sale	Land Table									
53-25-100-046	1443 DAUNER RD	8/20/2021	475000	475000	133100	28.021053	501592	60867	87459	190.12915	683	2.76	2.76	320.135	22053.261	0.506273	176	255EC	RM&B - SEC 25,26,35,36, 34		0	1	6/14/2021	401	460	FF				
53-25-100-058	1257 DAUNER RD	#####	160000	160000	85200	53.25	195902	22098	58000	126.08692	273	0.909	0.909	175.2601	24310.231	0.558086	145	255EC	RM&B - SEC 25,26,35,36, 34		0	0	6/9/2021	401	460	FF				
53-25-100-081	1275 DAUNER RD	7/16/2021	200000	200000	82800	41.4	201230	65436	66666	144.92621	414	1.407	1.407	451.5125	46507.463	1.067664	148	255EC	RM&B - SEC 25,26,35,36, 34		0	0	6/9/2021	401	460	FF				
53-26-300-005	2405 NORTH RD	7/9/2020	163900	163900	63400	38.682123	178778	34150	49028	106.5836	175	0.554	0.554	320.4058	61642.599	1.415119	138	265EC	RM&B - SEC 25,26,35,36, 34		0	1	8/7/1992	401	460	FF				
53-34-300-009	16485 JENNINGS RD	9/1/2020	183750	183750	55300	30.095238	187377	24944	28571	62.109907	120	0.207	0.207	401.6106	120502.42	2.766355	75	345EC	RM&B - SEC 25,26,35,36, 34		0	1	8/23/1991	401	460	FF				
53-34-300-020	3474 W SHIAWASSEE AVE	3/17/2022	225000	225000	94900	42.177778	224296	73672	72968	158.62501	411	1.651	1.651	464.4413	44622.653	1.024395	175	345EC	RM&B - SEC 25,26,35,36, 34		0	1	8/23/1991	401	460	FF	460	FF		
53-35-300-017	JEFFERS LN	8/12/2020	42000	42000	21700	51.666667	40732	42000	40732	88.546749	200	0.459	0.459	474.3257	91503.268	2.100626	100	355EC	RM&B - SEC 25,26,35,36, 34		0	1	10/17/2017	402	460	FF				
53-35-300-025	2381 W SHIAWASSEE AVE	9/14/2020	198000	198000	91300	46.111111	233614	14798	50412	109.5921	213	0.645	0.645	135.028	22942.636	0.52669	132	355EC	RM&B - SEC 25,26,35,36, 34		0	1	8/23/1992	401	460	FF				
53-35-300-025	2381 W SHIAWASSEE AVE	8/17/2021	215000	215000	92200	42.883721	233614	31798	50412	109.5921	213	0.645	0.645	290.1486	49299.225	1.131754	132	355EC	RM&B - SEC 25,26,35,36, 34		0	1	8/23/1992	401	460	FF				
53-35-300-028	828 ALPINE TRL	4/10/2020	210000	210000	88900	42.333333	232346	19241	41587	90.405741	125	0.362	0.362	212.8294	53151.934	1.2202	126	355EC	RM&B - SEC 25,26,35,36, 34		0	0	8/23/1992	401	460	FF				
53-36-400-027	1051 SWAN LN	10/1/2021	265000	265000	103700	39.132075	223727	102091	60818	132.21377	142.683	0.706	0.671	772.1662	144604.82	3.31967	205	365EC	RM&B - SEC 25,26,35,36, 34		1	0	7/6/2009	401	460	FF	460	FF		
Totals:					2337650	2337650	912500	2453208	491095	606653	1318.8113	10.305	10.27																	
					Sale. Ratio =>		39.034928		Average				Average				Average													
					Std. Dev. =>		7.6877296		per FF=>		372.37702		Average				per SqFt=>		1.094031											

Fenton Residential Land Analysis

RM&B - RM&B Section 25, 26, 35, 36, 34

2021: 490 FF
2022: 460 FF

2023: 380 FF PER INDICATED BY STUDY, DID NOT NEED TO REMOVE ANY NEGATIVE LAND RESIDUALS

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/F	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3					
53-27-551-004	15276 BEALFRED DR	8/19/2020	650000	650000	235700	36.261538	735880	201220	287100	87	270	0.539	0.539	2312.87	373321	8.57027	87	BEAL		SILVER LAKE ON WATER	0	1	11/18/2019	401	3000	FF						
53-27-551-005	15284 BEALFRED DR	9/16/2021	1150000	1150000	410000	35.652174	1111736	302264	264000	80	240	0.441	0.441	3778.3	685405.9	15.73475	80	BEAL		SILVER LAKE ON WATER	0	1	8/23/1991	401	3000	FF						
53-27-551-015	15396 BEALFRED DR	3/1/2021	1194000	1194000	326600	27.353434	935692	522308	264000	80	270	0.496	0.496	6528.85	1053040	24.17448	80	BEAL		SILVER LAKE ON WATER	0	1	11/18/2019	401	3000	FF						
53-27-551-018	15426 BEALFRED DR	9/4/2020	750000	750000	348400	46.453333	762325	393575	405900	123	250	0.706	0.706	3199.8	557471.7	12.79779	123	BEAL		SILVER LAKE ON WATER	0	1	8/23/1991	401	3000	FF						
Totals:			3744000	3744000	1320700		3545633	1419367	1221000	370		2.182	2.182																			
						Sale. Ratio =>	35.275107	Average				Average																				
						Std. Dev. =>	7.8205852	per FF=>				3836.1	per Net Acre=>				650489	per Sqft=>				14.93317										

Fenton Residential Land Analysis

SLAKE- Silver Lake on Water

2021: 3300 FF
2022 3300 FF

2023 : 3800 FF AS INDICATED BY THE STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3		
53-34-602-004	16045 JENNINGS RD	10/8/2020	220000	220000	76800	34.9090909	184458	65542	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	SLHCO	SILVER LAKE HOME CONDO 30	0	1	11/23/2015	401						
Totals:			220000	220000	76800		184458	65542	30000	0		0	0																
						Sale. Ratio =>	34.9090909	Average			Average			Average															
						Std. Dev. =>	#DIV/0!	per FF=>			#DIV/0!			per Net Acre=>			#DIV/0!												

Fenton Residential Land Analysis

SLHCO - Silver Lake Home Condo

2021: 30,000/lot
2022 30,000 lot

2023: ONLY 1 SALE, NOT ENOUGH TO DETERMINE LAND VALUE, THEREFORE NO CHANGE.

4/1/2020 - 3/31/22

SIMILAR TO OTHER LOTS IN THE CITY CALCULATING 28,000-30,000 PER LOT (PINECREEK NORTH, WHISPERING PINES, WATERS EDGE CONDOS)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF re	Dollars/Ac	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-23-652-007	14526 BLUE HERON DR	7/30/2021	330000	330000	123500	37.424242	265148	94852	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	TIMBE	TIMBERWOOD GROVE COND	0	1	10/7/2020	401				
53-23-652-016	2308 BLUE HERON CT	7/16/2021	277500	277500	106700	38.45045	232450	75050	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	TIMBE	TIMBERWOOD GROVE COND	0	1	10/13/2020	401				
53-23-652-021	2305 BLUE HERON CT	12/15/2020	274000	274000	141600	51.678832	315190	-11190	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	TIMBE	TIMBERWOOD GROVE COND	0	1	10/13/2020	401				
53-23-652-022	2307 BLUE HERON CT	5/14/2021	263500	263500	115700	43.908918	248254	45246	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	TIMBE	TIMBERWOOD GROVE COND	0	1	10/13/2020	401				
53-23-652-026	2315 BLUE HERON CT	12/18/2020	245000	245000	116300	47.469388	263967	11033	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	TIMBE	TIMBERWOOD GROVE COND	0	1	10/13/2020	401				
Totals:			1390000	1390000	603800		1325009	214991	150000	0	0	0	0														
						Sale. Ratio =>	43.438849	Average				Average															
						Std. Dev. =>	6.0170446	per FF=>		#DIV/0!		per Net Acre=>		#DIV/0!													

Fenton Residential Land Analysis

2021: 30,000/lot

LR/5= 42998.2

TIMBE - Timberwood Grove Condo

2022 30,000 lot

2023: 43,000/ LOT

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$ Sold	Asd. when Sale	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual		Other Parcels in			Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
																	Front	ECF Area	Sale	Land Table									
53-36-626-015	603 SHORELINE DR	11/10/2021	259900	259900	134700	51.827626	305127	4773	50000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WATERS EDGE CONDOS 50,000			0	0	0	NOT INSPECT	401			
53-36-626-027	620 SHORELINE DR	8/27/2021	260000	260000	120300	46.269231	273021	36979	50000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WATERS EDGE CONDOS 50,000			0	0	0	NOT INSPECT	401			
53-36-626-034	634 SHORELINE DR	7/8/2020	244900	244900	100000	40.832993	259691	35209	50000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WATERS EDGE CONDOS 50,000			0	0	10/29/2007	401				
53-36-626-042	650 SHORELINE DR	3/29/2021	244900	244900	97200	39.689669	252565	42335	50000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WATERS EDGE CONDOS 50,000			0	1	1/12/2010	401				
53-36-626-064	682 SHORELINE DR	3/1/2021	239900	239900	101400	42.267612	262910	26990	50000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WATERS EDGE CONDOS 50,000			0	0	0	NOT INSPECT	401			
53-36-626-071	696 SHORELINE DR	8/25/2020	304000	304000	134000	44.078947	325682	28318	50000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	WATERS EDGE CONDOS 50,000			0	0	12/22/2017	401				
Totals:			1553600	1553600	687600		1678996	174604	300000	0		0	0																
					Sale. Ratio =>	44.258496	Average					Average																	
					Std. Dev. =>	4.4245197	per FF=>					#DIV/0!	per Net Acre=>					#DIV/0!	per SqFt=>					#DIV/0!					

Fenton Residential Land Analysis

WECND - Waters Edge Condos
2021: 40,000/lot
2022 50,000

LR/6= 29100.67

2023: 30,000 LOT AS INDICATED BY THE STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF re	Dollars/Ac re	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3			
53-23-676-009	235 GLENWOOD AVE	2/28/2022	260000	260000	88300	33.961538	238055	46945	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WESTG	WESTWOOD GLEN CON	0	1	6/19/2017	401						
53-23-676-019	215 GLENWOOD AVE	2/23/2022	248000	248000	96300	38.830645	260420	12580	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WESTG	WESTWOOD GLEN CON	0	1	6/19/2017	401						
53-23-676-025	220 GLENWOOD AVE	9/24/2021	260000	260000	88300	33.961538	238246	46754	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WESTG	WESTWOOD GLEN CON	0	1	6/19/2017	401						
Totals:			768000	768000	272900		736721	106279	75000	0		0	0																
						Sale. Ratio =>	35.533854	Average			Average			Average															
						Std. Dev. =>	2.8111801	per FF=>			#DIV/0!	per Net Acre=>			#DIV/0!	per SqFt=>			#DIV/0!										

Fenton Residential Land Analysis

LR/5= 21255.8

WESTG - Westwood Glen Condos

2021: 25,000/lot

2023: 21,000/LOT AS INDICATED BY STUDY

2022 25,000 lot

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in		Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
																			Sale	Land Table								
53-36-627-001	700 EAGLE DR	12/21/2021	195000	195000	79300	40.66667	186736	38264	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-002	702 EAGLE DR	11/23/2021	185000	185000	76200	41.18919	178981	36019	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-003	704 EAGLE DR	12/8/2021	180000	180000	76200	42.33333	178981	31019	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-005	708 EAGLE DR	6/17/2020	150000	150000	73200	48.8	178981	1019	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 31	0	1	NOT INSPECT	401				
53-36-627-006	710 EAGLE DR	12/3/2021	205700	205700	76200	37.04424	178981	56719	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-008	714 EAGLE DR	12/3/2020	165000	165000	77500	46.9697	190340	4660	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-016	734 EAGLE DR	4/9/2021	191000	191000	79800	41.7801	187835	33165	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-018	788 EAGLE DR	6/5/2020	187000	187000	73200	39.14439	178981	38019	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-022	780 EAGLE DR	9/27/2021	211500	211500	80800	38.20331	190340	51160	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-044	824 EAGLE DR	4/5/2021	170000	170000	72600	42.70588	170117	29883	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-045	822 EAGLE DR	7/9/2020	152500	152500	69300	45.44262	172766	9734	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	1	NOT INSPECT	401				
53-36-627-051	862 EAGLE DR	10/2/2020	175000	175000	69800	39.88571	174259	30741	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	0	NOT INSPECT	401				
53-36-627-053	890 EAGLE DR	4/30/2021	193000	193000	78500	40.67358	184544	38456	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	0	NOT INSPECT	401				
53-36-627-055	886 EAGLE DR	10/15/2020	158000	158000	72300	45.75949	180628	7372	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WETWN		WATERS EDGE TOWNHOMES 30	0	0	NOT INSPECT	401				
53-36-627-109	911 WATERCRESS LN	4/20/2021	185000	185000	104300	56.37838	206562	8438	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND		WATERS EDGE TOWNHOMES 30	0	0	12/7/2020	401				
53-36-627-112	901 WATERCRESS LN	2/26/2021	48000	48000	15000	31.25	61482	16518	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND		WATERS EDGE TOWNHOMES 30	0	0	11/22/2021	401				
53-36-627-115	891 WATERCRESS LN	9/1/2020	126000	31500	15000	47.61905	30000	31500	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	53-36-627-116, 5	WATERS EDGE TOWNHOMES 30	0	0	11/22/2021	401				
53-36-627-116	893 WATERCRESS LN	9/1/2020	126000	31500	15000	47.61905	30000	31500	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	53-36-627-115, 5	WATERS EDGE TOWNHOMES 30	0	0	11/22/2021	401				
53-36-627-117	895 WATERCRESS LN	9/1/2020	126000	31500	15000	47.61905	30000	31500	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	53-36-627-115, 5	WATERS EDGE TOWNHOMES 30	0	0	11/22/2021	401				
53-36-627-118	897 WATERCRESS LN	9/1/2020	126000	31500	15000	47.61905	30000	31500	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND	53-36-627-115, 5	WATERS EDGE TOWNHOMES 30	0	0	11/22/2021	401				
53-36-627-124	939 EAGLE DR EAST	3/25/2022	220000	220000	97300	44.22727	212915	37085	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND		WATERS EDGE TOWNHOMES 30	0	1	6/23/2009	401				
Totals:			3475700	3097700	1331500		3133429	594271	630000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WECND										
						Sale. Ratio =>	42.9835	Average						Average														
						Std. Dev. =>	5.297995	per FF=>						#DIV/0!	per Net Acre=>						#DIV/0!	per SqFt=>						#DIV/0!

Fenton Residential Land Analysis

WETWH - Waters Edge Townhomes

2021: 30,000/lot
2022 30,000 lot

LR/25= 23770.84

2023: 24000/LOT

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF e	Dollars/Acr e	Dollars/S qFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-36-628-002	604 E ELLEN ST	2/22/2021	320000	320000	125800	39.3125	317648	32352	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WATERS EDGE VILLAS 30	0	1	8/13/2014	401			
53-36-628-005	101 N HOWARD ST	3/22/2021	272500	272500	110100	40.40367	276753	25747	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WATERS EDGE VILLAS 30	0	1	NOT INSPECT	401			
53-36-628-008	918 E CAROLINE ST	5/7/2021	275000	275000	111800	40.654545	273535	31465	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WATERS EDGE VILLAS 30	0	1	8/12/2014	401			
53-36-628-013	207 N HOWARD ST	4/9/2021	245000	245000	94500	38.571429	229850	45150	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WATERS EDGE VILLAS 30	0	1	8/13/2014	401			
53-36-628-036	975 WATERVIEW LN	3/18/2022	305000	305000	98600	32.327869	240067	94933	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WATERS EDGE VILLAS 30	0	1	11/8/2015	401			
53-36-628-045	991 WATERS EDGE LN	9/9/2020	225100	225100	98800	43.891604	247239	7861	30000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WEVLA	WATERS EDGE VILLAS 30	0	0	5/19/2014	401			
Totals:			1642600	1642600	639600		1585092	237508	180000	0	0	0	0													
						Sale. Ratio =>	38.938269	Average				Average				Average										
						Std. Dev. =>	3.8264701	per FF=>				#DIV/0!	per Net Acre:=				#DIV/0!	per SqFt=>				#DIV/0!				

Fenton Residential Land Analysis

LR/11= 21591.636

WEVLA - Waters Edge Villas

2021: 35,000
2022 35,000 lot

2023: 22,000 SITE PER STUDY

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sq Ft	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3	
53-35-651-004	934 WHISPERWOOD DR	2/11/2022	286000	286000	106500	37.2377622	251647	70353	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/22/2016	401				
53-35-651-008	918 WHISPERWOOD DR	5/18/2020	195000	195000	92600	47.4871795	231243	-243	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	12/8/2020	401				
53-35-651-018	921 WHISPERWOOD DR	8/28/2020	223000	223000	98000	43.9461883	240569	18431	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/23/2016	401				
53-35-651-029	837 WHISPERWOOD TRL	7/29/2021	198000	198000	87000	43.9393939	203483	30517	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/24/2016	401				
53-35-651-039	1017 WILLOWOOD CT	1/6/2022	200000	200000	83900	41.95	196563	39437	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/31/2016	401				
53-35-651-041	1023 WILLOWOOD CT	12/16/2020	155000	155000	67500	43.5483871	165498	25502	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/30/2016	401				
53-35-651-047	1010 WILLOWOOD CT	3/3/2022	190500	190500	84900	44.5669291	198988	27512	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/31/2016	401				
53-35-651-057	810 WHISPERWOOD TRL	8/3/2020	188000	188000	71200	37.8723404	174638	49362	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/30/2016	401				
53-35-651-058	605 BENT OAK ST	7/31/2020	254000	254000	102900	40.5118111	252190	37810	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/22/2016	401				
53-35-651-059	609 BENT OAK ST	11/19/2021	300000	300000	113000	37.6666667	266895	69105	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	NOT INSPECTI	401				
53-35-651-061	732 LEAFY HOLLOW CT	11/2/2020	250000	250000	97300	38.92	238555	47445	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/23/2016	401				
53-35-651-070	807 WHISPERWOOD DR	3/24/2022	325000	325000	105100	32.3384615	247968	113032	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/23/2016	401				
53-35-651-089	887 WHISPERWOOD TRL	1/11/2022	210000	210000	78200	37.2380952	182456	63544	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/30/2016	401				
53-35-651-091	893 WHISPERWOOD TRL	7/20/2020	171000	171000	80900	47.3099415	198736	8264	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	9/6/2016	401				
53-35-651-091	893 WHISPERWOOD TRL	6/11/2021	213350	213350	84800	39.7468948	198736	50614	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	9/6/2016	401				
53-35-651-111	864 WHISPERWOOD TRL	1/4/2021	153250	153250	68500	44.6982055	167751	21499	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/30/2016	401				
53-35-651-121	844 WHISPERWOOD TRL	1/8/2021	177500	177500	71800	40.4507042	176812	36688	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/24/2016	401				
53-35-651-134	737 WHISPERWOOD TRL	10/26/2020	165900	165900	82000	49.4273659	202098	-198	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/26/2016	401				
53-35-651-147	709 WHISPERWOOD TRL	8/3/2021	201400	201400	99900	49.6027805	235290	2110	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/31/2016	401				
53-35-651-155	716 WHISPERWOOD TRL	9/11/2020	174900	174900	83600	47.7987421	205132	5768	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/31/2016	401				
53-35-651-160	726 WHISPERWOOD TRL	10/29/2020	160000	160000	74100	46.3125	182290	13710	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/24/2016	401				
53-35-651-164	734 WHISPERWOOD TRL	12/30/2021	205000	205000	78900	38.4878049	184147	56853	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/24/2016	401				
53-35-651-167	740 WHISPERWOOD TRL	10/29/2021	200000	200000	89700	44.85	210425	25575	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/31/2016	401				
53-35-651-168	742 WHISPERWOOD TRL	6/25/2020	158900	158900	67500	42.4795469	165163	29737	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/30/2016	401				
53-35-651-168	742 WHISPERWOOD TRL	8/18/2021	195500	195500	71100	36.3682864	165163	66337	36000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISP	WHISPERWOOD CONDOS 36	0	1	8/30/2016	401				
Totals:			5151200	5151200		2140900	5142436	908764	900000	0	0	0	0	0														
						Sale. Ratio =>	41.5611896		Average			Average																
						Std. Dev. =>	4.5300234		per FF=>	#DIV/0!		Average																
									per Net Acre=:	#DIV/0!		Average																
									per SqFt=>	#DIV/0!																		

Fenton Residential Land Analysis

2021: 36,000

LR/ 28= 36350.56

WHISP - Whisperwood Condos

2022 36,000 lot

2023: 36,000/LOT

4/1/2020 - 3/31/2022

REMOVED LOW OUTLIERS WITH NEGATIVE LAND RESIDUALS, STUDY INDICATES NO CHANGE IN LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Dollars/S Front	Actual ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-36-651-006	615 WHISPERING WINDS	9/10/2021	375000	375000	146600	39.093333	317805	92195	35000	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHISW	WHISPERING WINDS CONDOS 35	0	0	NOT INSPEC	401			
		Totals:	375000	375000	146600		317805	92195	35000	0	0	0	0	0													
			Sale. Ratio =>			39.093333	Average			Average				Average													
			Std. Dev. =>			#DIV/0!	per FF=>			#DIV/0!				per Net Acre=>													
							per SqFt=>			#DIV/0!																	

Fenton Residential Land Analysis

WHISW - Whispering Winds Condos

2021: 35,000/lot

2022 35,000 lot

2023: ONLY 1 SALE, KEEP AT 35,000/SITE. NOT ENOUGH TO DETERMINE LAND VALUE

LARGER LOTS, OTHER NEIGHBORHOODS IN CITY HAVE SMALLER LOTS

4/1/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF re	Dollars/Ac	Dollars/S qFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2	Rate Group 3
53-25-604-003	125 WHISPERING PINES DR	5/18/2021	252000	252000	104800	41.5873	234041	42959	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	12/2/2020	401				
53-25-604-007	165 WHISPERING PINES DR	6/1/2020	220000	220000	107400	48.81818	231751	13249	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	11/15/2019	401				
53-25-604-023	300 WHISPERING PINES DR	5/17/2021	60000	30000	12500	41.66667	25000	30000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	10/17/2017	402				
53-25-604-024	290 WHISPERING PINES DR	5/17/2021	60000	30000	12500	41.66667	25000	30000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	10/17/2017	402				
53-25-604-027	260 WHISPERING PINES DR	3/17/2021	31000	31000	12500	40.32258	25000	31000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	10/17/2017	402				
53-25-604-028	250 WHISPERING PINES DR	3/17/2021	31000	31000	12500	40.32258	25000	31000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	10/17/2017	402				
53-25-604-029	240 WHISPERING PINES DR	1/19/2021	31000	31000	12500	40.32258	25000	31000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	10/17/2017	402				
53-25-604-030	230 WHISPERING PINES DR	1/19/2021	31000	31000	12500	40.32258	25000	31000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	10/17/2017	402				
53-25-604-031	220 WHISPERING PINES DR	#####	30000	30000	12500	41.66667	25000	30000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	10/17/2017	402				
53-25-604-032	210 WHISPERING PINES DR	#####	30000	30000	12500	41.66667	25000	30000	25000	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0	WHPIN	WHISPERING PINES CONDOMINIUM	0	0	6/22/2022	402				
Totals:			776000	716000	312200		665792	300208	250000	0		0	0														
					Sale. Ratio =>	43.60335	Average per FF=>					#DIV/0!	Average per Net Acre=>					#DIV/0!	Average per SqFt=>					#DIV/0!			
					Std. Dev. =>	2.540542																					

Fenton Residential Land Analysis

LR/10= 30020.8

WHPIN - Whispering Pines Condominium

2021: 25,000
2022 25000 lot

2023: 30,000/LOT AS INDICATED BY THE STUDY

4/1/2020 - 3/31/22