

All Township Improved Sales 4/01/2021-3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type
24-01-100-016	8890 E 96TH ST	08/23/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$43,700	31.21	\$15,584	111	Conventional
24-01-300-011	10202 S BEECH AVE	03/04/22	\$390,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,000	\$130,600	33.49	\$75,291	120	Conventional
24-01-300-023	8893 E EDGE LN	10/13/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,900	43.09	\$30,650	120	Conventional
24-01-300-024	10340 S BEECH AVE	02/10/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$41,600	32.37	\$16,784	111	Conventional
24-02-200-046	8445 E 98TH ST	04/12/21	\$139,160	WD	19-MULTI PARCEL ARM'S LENGTH	\$139,160	\$59,100	42.47	\$38,006	120	Conventional
24-04-300-010	6464 E 100TH ST	09/14/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$129,300	35.42	\$26,080	120	Conventional
24-08-400-014	11005 S ELM AVE	08/05/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$39,000	43.38	\$13,005	110	Conventional
24-09-100-018	10457 S DOGWOOD AVE	07/07/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$142,300	42.48	\$26,024	120	Conventional
24-09-400-021	11043 S CYPRESS AVE	09/13/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,400	47.58	\$15,833	111	Conventional
24-10-300-009	7537 E 112TH ST	06/08/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$115,400	34.04	\$15,983	120	Conventional
24-11-200-012	8762 E 104TH ST	07/11/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,700	36.97	\$15,241	121	Conventional
24-12-200-023	9566 E 104TH ST	09/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$47,200	31.47	\$10,755	120	Conventional
24-13-400-032	11837 S NEWCOSTA AVE	10/14/22	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$88,600	38.11	\$22,220	120	Conventional
24-13-400-033	11843 S NEWCOSTA AVE	11/14/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,200	38.70	\$13,125	120	Conventional
24-14-100-018	11496 S COTTONWOOD AVE	02/27/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$115,900	29.34	\$35,927	120	Conventional
24-15-200-010	11223 S COTTONWOOD AVE	08/25/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$12,255	120	Conventional
24-17-100-022	11441 S WARRENS WAY	01/23/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,200	37.42	\$51,328	111	Conventional
24-18-200-011	5500 E 112TH ST	11/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,100	45.22	\$36,917	120	Conventional
24-20-400-023	12700 S HEMLOCK AVE	11/16/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,400	26.86	\$13,500	20	Conventional
24-21-300-018	12548 S ELM AVE	04/27/21	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$38,800	46.47	\$15,841	111	Conventional
24-21-400-015	7043 E 128TH ST	02/13/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,500	30.65	\$22,550	110	Conventional
24-22-200-003	7828 E 120TH ST	02/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,100	40.40	\$12,630	120	Conventional
24-23-300-016	8238 E 124TH ST	08/31/21	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$84,900	37.73	\$47,875	120	Conventional
24-23-400-016	8484 E 124TH ST	11/17/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$88,400	30.75	\$15,703	120	Conventional
24-23-499-002	8714 E 128TH ST	01/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,900	54.13	\$107,938	20ELF	Conventional
24-24-102-010	12064 S PONDEROSA DR	06/03/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$50,000	50.05	\$20,000	111	Conventional
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000	32.79	\$155,581	20BLF	Conventional
24-24-125-030	8880 E OAK DR	10/15/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,600,000	\$644,600	40.29	\$250,000	20BL+	Conventional
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$167,632	20BLF	Conventional
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300	45.02	\$182,845	20BLF	Conventional
24-24-300-015	8805 E 128TH ST	05/27/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$59,800	29.17	\$18,763	111	Conventional

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$15,000	20EL+	Conventional	
24-25-100-011	9100 E 128TH ST	11/03/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$84,700	60.50	\$24,452	120	Conventional	
24-25-115-007	12855 E ENGLEWRIGHT DR	07/06/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,500	31.41	\$89,032	20ELF	Conventional	
24-25-300-006	8951 E 136TH ST	02/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,600	32.30	\$15,595	120	Conventional	
24-26-240-007	12942 S LAKE BREEZE	04/20/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$102,300	27.87	\$95,812	20ELF	Conventional	
24-28-100-006	13188 S ELM AVE	10/21/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$64,600	56.67	\$52,240	121	Conventional	
24-28-300-010	13224 S ELM AVE	06/24/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,800	37.44	\$31,427	110	Conventional	
24-28-300-020	6671 E 136TH ST	02/03/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$54,000	33.75	\$15,898	111	Conventional	
24-29-300-012	13510 S LOCUST AVE	05/06/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$154,000	38.02	\$28,000	120	Conventional	
24-29-400-012	13293 S ELM AVE	02/16/22	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$79,700	32.33	\$15,795	120	Conventional	
24-31-200-006	5598 E 136TH ST	04/04/22	\$505,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$505,000	\$197,500	39.11	\$157,127	120	Conventional	
24-31-300-029	4929 E 22 MILE RD	08/18/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,600	43.00	\$17,944	111	Conventional	
24-32-400-040	14167 S ELM AVE	10/25/21	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$131,800	36.87	\$16,560	120	Conventional	
24-33-200-017	13989 S CYPRESS AVE	07/13/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$102,700	38.04	\$15,773	120	Conventional	
24-33-200-031	6836 E 136TH ST	04/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$31,100	23.04	\$44,285	120	Conventional	
24-33-200-031	6836 E 136TH ST	12/15/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$31,100	21.75	\$44,285	120	Conventional	
24-34-100-008	7238 E 136TH ST	12/17/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$110,300	34.15	\$13,500	120	Conventional	
24-34-300-028	7422 E 22 MILE RD	09/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,200	32.39	\$15,490	120	Conventional	
24-36-200-014	9376 E 136TH ST	12/14/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,700	33.46	\$23,880	120	Conventional	
<b>Totals:</b>			<b>\$13,180,860</b>			<b>\$12,980,860</b>	<b>\$4,839,700</b>		<b>\$2,233,961</b>			
								<b>Sale. Ratio =&gt;</b>	<b>37.28</b>	<b>\$44,679</b>		
								<b>Std. Dev. =&gt;</b>	<b>7.85</b>			

Liber/Page	Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front
489/9598	LUCHIES TODD M & HEATHER N	SNELL KARL E	C	0	MOBILE	ENSLEY	401	0.0	0.0
487/7447	GRABINSKI BRITTANY	JOHNSON AARON A & SERENA Z	BC	0	TWO-STORY	ENSLEY	401	0.5	0.5
490/8630	HOLMES SCOTT G	DUCKWORTH JOSHUA & CARISSA	C	5	MODULAR	ENSLEY	401	0.0	0.0
487/5354	WERKEMA MARY L. & DRENT HENRY P	TRAFZER DAVID & ELVE NICHOLAS	C	0	MOBILE	ENSLEY	401	0.0	0.0
483/4125	EVELAND DANIEL W	ROMANCKY TIMOTHY	CD	0	RANCH	ENSLEY	401	0.5	0.5
490/2526	GLOWACKI MICHAEL W & JILLIAN E	THOMAS NICHOLAS & JAMI	C	10	TWO-STORY	ENSLEY	401	0.0	0.0
485/2413	CHESEBRO SAMUEL & ASHLEY	HARTMAN KRISTOPHER & SHIANE	C	0	MOBILE	ENSLEY	401	0.0	0.0
489/3631	MYERS TROY A & KRISTINE L	MAROHN ANDREW W	BC	0	RANCH	ENSLEY	401	0.0	0.0
490/6849	HINDENACH CARRIE M	LOS ANGELIA	B	0	MOBILE	ENSLEY	401	0.0	0.0
488/7391	PIPER KYLE & ANNA E	MULLINS SHELLY	C	10	RANCH	ENSLEY	401	0.0	0.0
489/4654	ECKER LILA	REDMOND HUNTER	C	0	RANCH	ENSLEY	401	0.0	0.0
490/1998	BYRNES CRAIG F & ALGER LOIS L	HOXSIE CHRISTOPHER	C	5	RANCH	ENSLEY	401	0.0	0.0
490/6008	SMITH TIFFANY	VANDERPLAATS JUDD	C	10	RANCH	ENSLEY	401	0.0	0.0
491/218	GRAVES NEIL & DEBBIE	HURST TYLER	C	5	RANCH	ENSLEY	401	0.0	0.0
941/8740	COUNCELL SCOTT E & TIFFANY A	AUSTIN BRADLEY J	C	10	RANCH	ENSLEY	401	0.0	0.0
485/4945	HORCHNER DAVID J & NICOLE A	PATIN MATTHEW & SARAH	C	10	BI-LEVEL	ENSLEY	401	0.0	0.0
491/8250	MIX BRIAN M & ASHLEY	YANCEY MICHAEL & BRANDY	C	0	MOBILE	ENSLEY	401	0.0	0.0
486/3077	SHEARS CHERI	PHILLIPS NICOLE & KYLE	C	10	RANCH	ENSLEY	401	0.0	0.0
486/6501	VELTKAMP GORDON ET UX EVELYN ET AL	GUERRERO'OSORIO REGINA M	C	0	RANCH	ENSLEY	401	0.0	0.0
483/4958	BOROWKA SABINA M	BERWALD CHARLES & CARIANN	C	0	MOBILE	ENSLEY	401	0.0	0.0
491/7709	COOK JOSEPH E	KELLER KENNTNTH & VANHOUTEN PEGGY	C	0	MOBILE	ENSLEY	401	0.0	0.0
487/4957	DENTON JOSEPH S	WHITE CHRISTOPHER J ET AL	C	10	TWO-STORY	ENSLEY	401	0.0	0.0
485/2914	GUNNESON MICHAEL R & LINETTE S	RIEHL PATTI J	C	0	RANCH	ENSLEY	401	0.0	0.0
486/4562	EBENSTEIN LANCE B & PAMELA A	SUNDSTROM KYLE & EMILY	C	10	TRI-LEVEL	ENSLEY	401	0.0	0.0
491/4809	HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	61.5	89.9
488/9553	LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE	BAPTIST LAKE FRONTAGE	401	100.0	93.3
485/2979	WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0	67.6
486/7376	LOWE DEREK C TRUST	MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3	150.7
488/4111	SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	49.7	72.9
485/1019	FORMSMA JOAN S TRUST	REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0	79.5
488/9286	MASON ANGELA J	BALCZAK GERALD A	C	0	MOBILE	ENSLEY	401	0.0	0.0

Liber/Page	Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front
487/5681	HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5
490/9380	PERRIER RICHARD P	DENTON COADY J & RACHEL L	C	5	RANCH	ENSLEY	401	0.0	0.0
489/4679	BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCrackEN CHAD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	55.0	74.2
491/9025	BRYANT JEROLD E TRUST	JAT VENTURES LLC	C	10	RANCH	ENSLEY	401	0.0	0.0
488/3125	LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	79.8
490/7535	JENSEN SHARON L ET AL	MITTEN INVESTMENTS LLC	CD	0	RANCH	ENSLEY	401	0.0	0.0
489/3018	MCCRACKEN MARISA	DAVIS ANDREW & WAITE STEPHANIE	C	0	MOBILE	ENSLEY	401	0.0	0.0
491/7097	IMBAULT ERIC C	MAGOON JOSHUA	C	0	MOBILE	ENSLEY	401	0.0	0.0
488/5540	EVANS ROLAND L & MARILYN S	HENDERSON DOUGLAS & SUSAN	BC	0	TWO-STORY	ENSLEY	401	0.0	0.0
487/3309	DANG KATHERINE & KHANH	PHILLIPS JEFFREY & BRITTANY	C	10	RANCH	ENSLEY	401	0.0	0.0
489/9411	KALINOWSKI DAVID & NICOLE	KESSEL MEGHAN & ROBERT	C	0	RANCH	ENSLEY	401	0.0	0.0
490/4772	POTTER KATHERINE A	WYN LACEY M	BC	0	MOBILE	ENSLEY	401	0.0	0.0
486/1264	WHEELER CODY R & JAMIE L	PHIPPS MATTHEW J	C	10	RANCH	ENSLEY	401	0.0	0.0
489/4048	DUCAT BRENDA K	ARELLANO ROMAN	C	10	RANCH	ENSLEY	401	0.0	0.0
488/4033	FREY BRYAN	MARKEL NOAH			ACC BLDG	ENSLEY	401	0.0	0.0
491/2671	MARKEL NOAH	HODGE JOSH I			ACC BLDG	ENSLEY	401	0.0	0.0
486/9517	GOULD WILLIAM C JR & MICHELLE	KNIZACKY ANDREW & AMBER	C	10	1 1/2 STORY	ENSLEY	401	0.0	0.0
485/7586	VLIEK BEN & DESTINY	WIERDA JAMES O JR	C	0	TWO-STORY	ENSLEY	401	0.0	0.0
486/7805	MITTEN INVESTMENTS LLC	BATLEY GARRETT T & MERIAH	C	10	RANCH	ENSLEY	401	0.0	0.0
								<b>741.7</b>	<b>814.4</b>
								<b>14.8</b>	<b>16.3</b>

All Township Improved Sales 4/01/2021-3/31/2023

Ave. Depth	Net Acreage	Other Parcels in Sale	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median 20%
0.0	1.85		\$21,000	\$28,000	MOBILE			
0.0	17.55	24-01-300-025	\$58,500	\$78,000				
0.0	5.55		\$48,000	\$64,000	MODULAR			
0.0	2.25		\$19,275	\$25,700	MOBILE			
0.0	5.01	24-02-200-045	\$20,874	\$27,832				
0.0	5.00		\$54,750	\$73,000				
0.0	1.00		\$13,485	\$17,980	MOBILE			
0.0	4.48		\$50,250	\$67,000				
0.0	2.00		\$28,500	\$38,000	MOBILE			
0.0	2.19		\$50,850	\$67,800				
0.0	1.63		\$26,250	\$35,000				
0.0	1.01		\$22,500	\$30,000				
0.0	3.00		\$34,875	\$46,500				
0.0	1.00		\$32,250	\$43,000				
0.0	8.16		\$59,250	\$79,000				
0.0	1.00		\$31,500	\$42,000	BI-LEVEL			
0.0	13.54		\$33,750	\$45,000	MOBILE			
0.0	9.40		\$40,500	\$54,000				
0.0	1.00		\$5,250	\$7,000				
0.0	2.00		\$12,525	\$16,700	MOBILE			
0.0	3.00		\$34,500	\$46,000	MOBILE			
0.0	1.00		\$41,250	\$55,000				
0.0	8.00	24-23-300-018	\$33,750	\$45,000				
0.0	1.87		\$43,125	\$57,500	TRI-LEVEL			
169.0	0.34		\$23,250	\$31,000				
195.5	0.40		\$14,985	\$19,980	MOBILE			
98.0	0.12		\$64,500	\$86,000				
185.3	1.02		\$240,000	\$320,000				
129.0	0.17		\$45,000	\$60,000				
86.0	0.14		\$36,750	\$49,000				
0.0	1.01		\$30,750	\$41,000	MOBILE			

Ave. Depth	Net Acreage	Other Parcels in Sale	Land Value @	Land Value @	Comments	Average	Average 20%	Median
			15%	20%		15%		20%
111.0	0.24		\$13,500	\$18,000				
0.0	4.00		\$21,000	\$28,000				
97.5	0.14		\$37,485	\$49,980				
0.0	1.80		\$30,000	\$40,000				
203.0	0.28		\$55,050	\$73,400				
0.0	14.00		\$17,100	\$22,800				
0.0	6.02		\$18,750	\$25,000	MOBILE			
0.0	2.00		\$24,000	\$32,000	MOBILE			
0.0	5.00		\$60,750	\$81,000				
0.0	2.02		\$36,975	\$49,300				
0.0	40.00	24-31-200-005	\$75,750	\$101,000				
0.0	2.37		\$33,000	\$44,000	MOBILE			
0.0	2.31		\$53,625	\$71,500				
0.0	2.00		\$40,500	\$54,000				
0.0	11.34		\$20,250	\$27,000	ACC BLDG			
0.0	11.34		\$21,450	\$28,600	ACC BLDG			
0.0	1.00		\$48,450	\$64,600				
0.0	1.87		\$23,250	\$31,000				
0.0	3.59		\$44,250	\$59,000				
<b>1,274.3</b>	<b>217.01</b>		<b>\$38,943</b>	<b>\$51,923</b>	Emphasis on B/L ratio on 2 acres or less			
<b>25.5</b>	<b>4.34</b>			<b>\$45,000</b>	Median			

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24-08-400-014	11005 S ELM AVE	08/05/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$39,000	43.38	\$13,005	110	Conventional
24-13-400-033	11843 S NEWCOSTA AVE	11/14/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,200	38.70	\$13,125	120	Conventional
24-15-200-010	11223 S COTTONWOOD AVE	08/25/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$12,255	120	Conventional
24-20-400-023	12700 S HEMLOCK AVE	11/16/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,400	26.86	\$13,500	20	Conventional
24-22-200-003	7828 E 120TH ST	02/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,100	40.40	\$12,630	120	Conventional
24-34-100-008	7238 E 136TH ST	12/17/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$110,300	34.15	\$13,500	120	Conventional
24-12-200-023	9566 E 104TH ST	09/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$47,200	31.47	\$10,755	120	Conventional
24-24-300-015	8805 E 128TH ST	05/27/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$59,800	29.17	\$18,763	111	Conventional
24-11-200-012	8762 E 104TH ST	07/11/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,700	36.97	\$15,241	121	Conventional
24-25-300-006	8951 E 136TH ST	02/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,600	32.30	\$15,595	120	Conventional
24-01-100-016	8890 E 96TH ST	08/23/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$43,700	31.21	\$15,584	111	Conventional
24-23-400-016	8484 E 124TH ST	11/17/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$88,400	30.75	\$15,703	120	Conventional
24-34-300-028	7422 E 22 MILE RD	09/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,200	32.39	\$15,490	120	Conventional
24-09-400-021	11043 S CYPRESS AVE	09/13/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,400	47.58	\$15,833	111	Conventional
24-21-300-018	12548 S ELM AVE	04/27/21	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$38,800	46.47	\$15,841	111	Conventional
24-28-300-020	6671 E 136TH ST	02/03/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$54,000	33.75	\$15,898	111	Conventional
24-33-200-017	13989 S CYPRESS AVE	07/13/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$102,700	38.04	\$15,773	120	Conventional
24-29-400-012	13293 S ELM AVE	02/16/22	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$79,700	32.33	\$15,795	120	Conventional
24-10-300-009	7537 E 112TH ST	06/08/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$115,400	34.04	\$15,983	120	Conventional
24-01-300-024	10340 S BEECH AVE	02/10/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$41,600	32.37	\$16,784	111	Conventional
24-32-400-040	14167 S ELM AVE	10/25/21	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$131,800	36.87	\$16,560	120	Conventional
24-31-300-029	4929 E 22 MILE RD	08/18/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,600	43.00	\$17,944	111	Conventional
24-13-400-032	11837 S NEWCOSTA AVE	10/14/22	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$88,600	38.11	\$22,220	120	Conventional
24-21-400-015	7043 E 128TH ST	02/13/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,500	30.65	\$22,550	110	Conventional
24-36-200-014	9376 E 136TH ST	12/14/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,700	33.46	\$23,880	120	Conventional
24-25-100-011	9100 E 128TH ST	11/03/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$84,700	60.50	\$24,452	120	Conventional
24-09-100-018	10457 S DOGWOOD AVE	07/07/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$142,300	42.48	\$26,024	120	Conventional
24-04-300-010	6464 E 100TH ST	09/14/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$129,300	35.42	\$26,080	120	Conventional
24-29-300-012	13510 S LOCUST AVE	05/06/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$154,000	38.02	\$28,000	120	Conventional
24-02-200-046	8445 E 98TH ST	04/12/21	\$139,160	WD	19-MULTI PARCEL ARM'S LENGTH	\$139,160	\$59,100	42.47	\$38,006	120	Conventional
24-01-300-023	8893 E EDGE LN	10/13/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,900	43.09	\$30,650	120	Conventional

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	
24-28-300-010	13224 S ELM AVE	06/24/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,800	37.44	\$31,427	110	Conventional	
24-23-300-016	8238 E 124TH ST	08/31/21	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$84,900	37.73	\$47,875	120	Conventional	
24-14-100-018	11496 S COTTONWOOD AVE	02/27/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$115,900	29.34	\$35,927	120	Conventional	
24-18-200-011	5500 E 112TH ST	11/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,100	45.22	\$36,917	120	Conventional	
24-33-200-031	6836 E 136TH ST	04/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$31,100	23.04	\$44,285	120	Conventional	
24-33-200-031	6836 E 136TH ST	12/15/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$31,100	21.75	\$44,285	120	Conventional	
24-17-100-022	11441 S WARRENS WAY	01/23/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,200	37.42	\$51,328	111	Conventional	
24-28-100-006	13188 S ELM AVE	10/21/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$64,600	56.67	\$52,240	121	Conventional	
24-01-300-011	10202 S BEECH AVE	03/04/22	\$390,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,000	\$130,600	33.49	\$75,291	120	Conventional	
24-31-200-006	5598 E 136TH ST	04/04/22	\$505,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$505,000	\$197,500	39.11	\$157,127	120	Conventional	
<b>Totals:</b>			<b>\$9,444,060</b>			<b>\$9,444,060</b>	<b>\$3,474,200</b>		<b>\$1,150,121</b>			
								<b>Sale. Ratio =&gt;</b>	<b>36.79</b>	<b>\$28,052</b>		
								<b>Std. Dev. =&gt;</b>	<b>7.65</b>			



Liber/Page	Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front
485/2413	CHESEBRO SAMUEL & ASHLEY	HARTMAN KRISTOPHER & SHIANE	C	0	MOBILE	ENSLEY	401	0.0	0.0
491/218	GRAVES NEIL & DEBBIE	HURST TYLER	C	5	RANCH	ENSLEY	401	0.0	0.0
485/4945	HORCHNER DAVID J & NICOLE A	PATIN MATTHEW & SARAH	C	10	BI-LEVEL	ENSLEY	401	0.0	0.0
486/6501	VELTKAMP GORDON ET UX EVELYN ET AL	GUERRERO'OSORIO REGINA M	C	0	RANCH	ENSLEY	401	0.0	0.0
487/4957	DENTON JOSEPH S	WHITE CHRISTOPHER J ET AL	C	10	TWO-STORY	ENSLEY	401	0.0	0.0
486/9517	GOULD WILLIAM C JR & MICHELLE	KNIZACKY ANDREW & AMBER	C	10	1 1/2 STORY	ENSLEY	401	0.0	0.0
490/1998	BYRNES CRAIG F & ALGER LOIS L	HOXSIE CHRISTOPHER	C	5	RANCH	ENSLEY	401	0.0	0.0
488/9286	MASON ANGELA J	BALCZAK GERALD A	C	0	MOBILE	ENSLEY	401	0.0	0.0
489/4654	ECKER LILA	REDMOND HUNTER	C	0	RANCH	ENSLEY	401	0.0	0.0
491/9025	BRYANT JEROLD E TRUST	JAT VENTURES LLC	C	10	RANCH	ENSLEY	401	0.0	0.0
489/9598	LUCHIES TODD M & HEATHER N	SNELL KARL E	C	0	MOBILE	ENSLEY	401	0.0	0.0
486/4562	EBENSTEIN LANCE B & PAMELA A	SUNDSTROM KYLE & EMILY	C	10	TRI-LEVEL	ENSLEY	401	0.0	0.0
485/7586	VLIEK BEN & DESTINY	WIERDA JAMES O JR	C	0	TWO-STORY	ENSLEY	401	0.0	0.0
490/6849	HINDENACH CARRIE M	LOS ANGELIA	B	0	MOBILE	ENSLEY	401	0.0	0.0
483/4958	BOROWKA SABINA M	BERWALD CHARLES & CARIANN	C	0	MOBILE	ENSLEY	401	0.0	0.0
491/7097	IMBAULT ERIC C	MAGOON JOSHUA	C	0	MOBILE	ENSLEY	401	0.0	0.0
489/4048	DUCAT BRENDA K	ARELLANO ROMAN	C	10	RANCH	ENSLEY	401	0.0	0.0
487/3309	DANG KATHERINE & KHANH	PHILLIPS JEFFREY & BRITTANY	C	10	RANCH	ENSLEY	401	0.0	0.0
488/7391	PIPER KYLE & ANNA E	MULLINS SHELLY	C	10	RANCH	ENSLEY	401	0.0	0.0
487/5354	WERKEMA MARY L. & DRENT HENRY P	TRAFZER DAVID & ELVE NICHOLAS	C	0	MOBILE	ENSLEY	401	0.0	0.0
486/1264	WHEELER CODY R & JAMIE L	PHIPPS MATTHEW J	C	10	RANCH	ENSLEY	401	0.0	0.0
490/4772	POTTER KATHERINE A	WYN LACEY M	BC	0	MOBILE	ENSLEY	401	0.0	0.0
490/6008	SMITH TIFFANY	VANDERPLAATS JUDD	C	10	RANCH	ENSLEY	401	0.0	0.0
491/7709	COOK JOSEPH E	KELLER KENNTH & VANHOUTEN PEGGY	C	0	MOBILE	ENSLEY	401	0.0	0.0
486/7805	MITTEN INVESTMENTS LLC	BATLEY GARRETT T & MERIAH	C	10	RANCH	ENSLEY	401	0.0	0.0
490/9380	PERRIER RICHARD P	DENTON COADY J & RACHEL L	C	5	RANCH	ENSLEY	401	0.0	0.0
489/3631	MYERS TROY A & KRISTINE L	MAROHN ANDREW W	BC	0	RANCH	ENSLEY	401	0.0	0.0
490/2526	GLOWACKI MICHAEL W & JILLIAN E	THOMAS NICHOLAS & JAMI	C	10	TWO-STORY	ENSLEY	401	0.0	0.0
488/5540	EVANS ROLAND L & MARILYN S	HENDERSON DOUGLAS & SUSAN	BC	0	TWO-STORY	ENSLEY	401	0.0	0.0
483/4125	EVELAND DANIEL W	ROMANCKY TIMOTHY	CD	0	RANCH	ENSLEY	401	0.5	0.5
490/8630	HOLMES SCOTT G	DUCKWORTH JOSHUA & CARISSA	C	5	MODULAR	ENSLEY	401	0.0	0.0

Liber/Page	Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front
489/3018	MCCRACKEN MARISA	DAVIS ANDREW & WAITE STEPHANIE	C	0	MOBILE	ENSLEY	401	0.0	0.0
485/2914	GUNNESON MICHAEL R & LINETTE S	RIEHL PATTI J	C	0	RANCH	ENSLEY	401	0.0	0.0
941/8740	COUNCELL SCOTT E & TIFFANY A	AUSTIN BRADLEY J	C	10	RANCH	ENSLEY	401	0.0	0.0
486/3077	SHEARS CHERI	PHILLIPS NICOLE & KYLE	C	10	RANCH	ENSLEY	401	0.0	0.0
488/4033	FREY BRYAN	MARKEL NOAH			ACC BLDG	ENSLEY	401	0.0	0.0
491/2671	MARKEL NOAH	HODGE JOSH I			ACC BLDG	ENSLEY	401	0.0	0.0
491/8250	MIX BRIAN M & ASHLEY	YANCEY MICHAEL & BRANDY	C	0	MOBILE	ENSLEY	401	0.0	0.0
490/7535	JENSEN SHARON L ET AL	MITTEN INVESTMENTS LLC	CD	0	RANCH	ENSLEY	401	0.0	0.0
487/7447	GRABINSKI BRITTANY	JOHNSON AARON A & SERENA Z	BC	0	TWO-STORY	ENSLEY	401	0.5	0.5
489/9411	KALINOWSKI DAVID & NICOLE	KESSEL MEGHAN & ROBERT	C	0	RANCH	ENSLEY	401	0.0	0.0
								<b>1.0</b>	<b>1.0</b>
								<b>0.0</b>	<b>0.0</b>

Ensley Improved Sales 4/01/2021-3/31/2023

Ave. Depth	Net Acreage	Other Parcels in Sale	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median 20%	Used
0.0	1.00		\$13,485	\$17,980	MOBILE				
0.0	1.00		\$32,250	\$43,000					
0.0	1.00		\$31,500	\$42,000	BI-LEVEL				
0.0	1.00		\$5,250	\$7,000	Outlier-Not Used				
0.0	1.00		\$41,250	\$55,000					
0.0	1.00		\$48,450	\$64,600					
0.0	1.01		\$22,500	\$30,000					
0.0	1.01		\$30,750	\$41,000	MOBILE				
0.0	1.63		\$26,250	\$35,000					
0.0	1.80		\$30,000	\$40,000					
0.0	1.85		\$21,000	\$28,000	MOBILE				
0.0	1.87		\$43,125	\$57,500	TRI-LEVEL				
0.0	1.87		\$23,250	\$31,000		\$30,318	\$40,423	\$40,000	Used \$30,000 for 2 acres
0.0	2.00		\$28,500	\$38,000	MOBILE				
0.0	2.00		\$12,525	\$16,700	MOBILE-Not Used				
0.0	2.00		\$24,000	\$32,000	MOBILE				
0.0	2.00		\$40,500	\$54,000					
0.0	2.02		\$36,975	\$49,300					
0.0	2.19		\$50,850	\$67,800					
0.0	2.25		\$19,275	\$25,700	MOBILE-Not Used				
0.0	2.31		\$53,625	\$71,500					
0.0	2.37		\$33,000	\$44,000	MOBILE	\$38,207	\$50,943	\$44,000	Used \$38,000 for 3 acres
0.0	3.00		\$34,875	\$46,500					
0.0	3.00		\$34,500	\$46,000	MOBILE				
0.0	3.59		\$44,250	\$59,000					
0.0	4.00		\$21,000	\$28,000	Not Used				
0.0	4.48		\$50,250	\$67,000		\$40,969	\$54,625	\$46,500	
0.0	5.00		\$54,750	\$73,000					
0.0	5.00		\$60,750	\$81,000					
0.0	5.01	24-02-200-045	\$20,874	\$27,832					
0.0	5.55		\$48,000	\$64,000	MODULAR				

Ave. Depth	Net Acreage	Other Parcels in Sale	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median 20%	Used
0.0	6.02		\$18,750	\$25,000	MOBILE				
0.0	8.00	24-23-300-018	\$33,750	\$45,000					
0.0	8.16		\$59,250	\$79,000					
0.0	9.40		\$40,500	\$54,000		\$42,078	\$56,104	\$59,000	
0.0	11.34		\$20,250	\$27,000	ACC BLDG				
0.0	11.34		\$21,450	\$28,600	ACC BLDG				
0.0	13.54		\$33,750	\$45,000	MOBILE				
0.0	14.00		\$17,100	\$22,800		\$23,138	\$30,850	\$27,800	
0.0	17.55	24-01-300-025	\$58,500	\$78,000					
0.0	40.00	24-31-200-005	\$75,750	\$101,000		\$67,125	\$89,500	\$89,500	
<b>0.0</b>	<b>214.16</b>		<b>\$34,551</b>	<b>\$46,069</b>	Emphasis on B/L ratio on 2 acres or less				
<b>0.0</b>	<b>5.22</b>			<b>\$44,000</b>	<b>Median</b>				

Cedar Springs Improved Sales 4/01/2021-3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type
No Improved Sales in Cedar Springs Land Table											
		<b>Totals:</b>	<b>\$0</b>			<b>\$0</b>	<b>\$0</b>		<b>\$0</b>		
								<b>Sale. Ratio =&gt;</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>		

Liber/Page	Grantor	Grantee	Class +/-	Style	Land Table	Class	Actual Front	Effec. Front
							0.0	0.0
							#DIV/0!	#DIV/0!

Cedar Springs Improved Sales 4/01/2021-3/31/2023

Ave. Depth	Net Acreage	Other Parcels in Sale	Land Value @ 15%	Land Value @ 20%	Comments	Average 15%	Average 20%	Median 20%
0.0	0.00		#DIV/0!	#DIV/0!				
#DIV/0!	#DIV/0!			#NUM!				

Lakes Improved Sales 4/01/2021-3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
24-23-499-002	8714 E 128TH ST	01/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,900	54.13	\$107,938	20ELF	Conventional	491/4809
24-24-102-010	12064 S PONDEROSA DR	06/03/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$50,000	50.05	\$20,000	111	Conventional	488/9553
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000	32.79	\$155,581	20BLF	Conventional	485/2979
24-24-125-030	8880 E OAK DR	10/15/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,600,000	\$644,600	40.29	\$250,000	20BL+	Conventional	486/7376
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$167,632	20BLF	Conventional	488/4111
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300	45.02	\$182,845	20BLF	Conventional	485/1019
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$15,000	20EL+	Conventional	487/5681
24-25-115-007	12855 E ENGLEWRIGHT DR	07/06/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,500	31.41	\$89,032	20ELF	Conventional	489/4679
24-26-240-007	12942 S LAKE BREEZE	04/20/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$102,300	27.87	\$95,812	20ELF	Conventional	488/3125
<b>Totals:</b>			<b>\$3,736,800</b>			<b>\$3,536,800</b>	<b>\$1,365,500</b>		<b>\$1,083,840</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.61</b>	<b>\$120,427</b>		
								<b>Std. Dev. =&gt;</b>	<b>8.66</b>			

Baptist Lake Improved Sales 4/01/2021-3/31/2023 All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
24-24-102-010	12064 S PONDEROSA DR	06/03/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$50,000	50.05	\$20,000	111	Conventional	488/9553
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000	32.79	\$155,581	20BLF	Conventional	485/2979
24-24-125-030	8880 E OAK DR	10/15/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,600,000	\$644,600	40.29	\$250,000	20BL+	Conventional	486/7376
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$167,632	20BLF	Conventional	488/4111
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300	45.02	\$182,845	20BLF	Conventional	485/1019
<b>Totals:</b>			<b>\$2,874,900</b>			<b>\$2,674,900</b>	<b>\$1,063,600</b>		<b>\$776,058</b>			
								<b>Sale. Ratio =&gt;</b>	<b>39.76</b>	<b>\$155,212</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.48</b>			

Baptist Lake Improved Sales 4/01/2021-3/31/2023 FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
24-24-125-019	12247 S BALSAM DR	09/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$141,000	32.79	\$155,581	20BLF	Conventional	485/2979
24-24-125-030	8880 E OAK DR	10/15/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,600,000	\$644,600	40.29	\$250,000	20BL+	Conventional	486/7376
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$167,632	20BLF	Conventional	488/4111
24-24-176-049	8903 E 124TH ST	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,300	45.02	\$182,845	20BLF	Conventional	485/1019
<b>Totals:</b>			<b>\$2,775,000</b>			<b>\$2,575,000</b>	<b>\$1,013,600</b>		<b>\$756,058</b>			
								<b>Sale. Ratio =&gt;</b>	<b>39.36</b>	<b>\$189,015</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.04</b>			

Baptist Lake Improved Sales 4/01/2021-3/31/2023 Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
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24-24-102-010	12064 S PONDEROSA DR	06/03/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$50,000	50.05	\$20,000	111	Conventional	488/9553
<b>Totals:</b>			<b>\$99,900</b>			<b>\$99,900</b>	<b>\$50,000</b>		<b>\$20,000</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.05</b>	<b>\$20,000</b>		
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			

Englewright Lake Sales 4/01/2021-3/31/2023 All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
24-23-499-002	8714 E 128TH ST	01/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,900	54.13	\$107,938	20ELF	Conventional	491/4809
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$15,000	20EL+	Conventional	487/5681
24-25-115-007	12855 E ENGLEWRIGHT DR	07/06/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,500	31.41	\$89,032	20ELF	Conventional	489/4679
24-26-240-007	12942 S LAKE BREEZE	04/20/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$102,300	27.87	\$95,812	20ELF	Conventional	488/3125
<b>Totals:</b>			<b>\$861,900</b>			<b>\$861,900</b>	<b>\$301,900</b>		<b>\$307,782</b>			
								<b>Sale. Ratio =&gt;</b>	<b>35.03</b>	<b>\$76,946</b>		
								<b>Std. Dev. =&gt;</b>	<b>11.77</b>			

Englewright Lake Sales 4/01/2021-3/31/2023 FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
24-23-499-002	8714 E 128TH ST	01/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,900	54.13	\$107,938	20ELF	Conventional	491/4809
24-25-115-007	12855 E ENGLEWRIGHT DR	07/06/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,500	31.41	\$89,032	20ELF	Conventional	489/4679
24-26-240-007	12942 S LAKE BREEZE	04/20/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$102,300	27.87	\$95,812	20ELF	Conventional	488/3125
<b>Totals:</b>			<b>\$771,900</b>			<b>\$771,900</b>	<b>\$264,700</b>		<b>\$292,782</b>			
								<b>Sale. Ratio =&gt;</b>	<b>34.29</b>	<b>\$97,594</b>		
								<b>Std. Dev. =&gt;</b>	<b>14.25</b>			

Englewright Lake Sales 4/01/2021-3/31/2023 Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$15,000	20EL+	Conventional	487/5681
<b>Totals:</b>			<b>\$90,000</b>			<b>\$90,000</b>	<b>\$37,200</b>		<b>\$15,000</b>			
								<b>Sale. Ratio =&gt;</b>	<b>41.33</b>	<b>\$15,000</b>		
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			

Lakes Improved Sales 4/01/2021-3/31/2023 Back Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Neigh.	L-4015 Type	Liber/Page
24-24-102-010	12064 S PONDEROSA DR	06/03/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$50,000	50.05	\$20,000	111	Conventional	488/9553
24-24-360-020	12799 E ENGLEWRIGHT DR	02/02/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,200	41.33	\$15,000	20EL+	Conventional	487/5681
<b>Totals:</b>			<b>\$189,900</b>			<b>\$189,900</b>	<b>\$87,200</b>		<b>\$35,000</b>			
								<b>Sale. Ratio =&gt;</b>	<b>45.92</b>	<b>\$17,500</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.16</b>			

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	61.5	89.9	169.0	0.34	
LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE	BAPTIST LAKE FRONTAGE	401	100.0	93.3	195.5	0.40	
WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0	67.6	98.0	0.12	
LOWE DEREK C TRUST	MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02	
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	
FORMSMA JOAN S TRUST	REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0	79.5	86.0	0.14	
HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0	0.24	
BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCRACKEN CHAD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	55.0	74.2	97.5	0.14	
LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	79.8	203.0	0.28	
							<b>740.7</b>	<b>813.4</b>	<b>1,274.3</b>	<b>2.85</b>	
							<b>82.3</b>	<b>90.4</b>	<b>141.6</b>	<b>0.32</b>	

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE	BAPTIST LAKE FRONTAGE	401	100.0	93.3	195.5	0.40	
WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0	67.6	98.0	0.12	
LOWE DEREK C TRUST	MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02	
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	
FORMSMA JOAN S TRUST	REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0	79.5	86.0	0.14	
							<b>436.0</b>	<b>463.9</b>	<b>693.8</b>	<b>1.85</b>	
							<b>87.2</b>	<b>92.8</b>	<b>138.8</b>	<b>0.37</b>	

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
WASELEWSKY RYAN	MOUSEL JOHN M & GRETCHEN R	C	10	RANCH	BAPTIST LAKE FRONTAGE	401	41.0	67.6	98.0	0.12	
LOWE DEREK C TRUST	MARQUEZ OSCAR	A	(10)	TWO-STORY	BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02	
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	
FORMSMA JOAN S TRUST	REED DOUGLAS	CD	0	RANCH	BAPTIST LAKE FRONTAGE	401	70.0	79.5	86.0	0.14	
							<b>336.0</b>	<b>370.7</b>	<b>498.3</b>	<b>1.45</b>	
							<b>84.0</b>	<b>92.7</b>	<b>124.6</b>	<b>0.36</b>	

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
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LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE	BAPTIST LAKE FRONTAGE	401	100.0	93.3	195.5	0.40
							<b>100.0</b>	<b>93.3</b>	<b>195.5</b>	<b>0.40</b>
							<b>100.0</b>	<b>93.3</b>	<b>195.5</b>	<b>0.40</b>

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	61.5	89.9	169.0	0.34	
HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0	0.24	
BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCRACKEN CHAD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	55.0	74.2	97.5	0.14	
LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	79.8	203.0	0.28	
							<b>304.7</b>	<b>349.5</b>	<b>580.5</b>	<b>1.00</b>	
							<b>76.2</b>	<b>87.4</b>	<b>145.1</b>	<b>0.25</b>	

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	61.5	89.9	169.0	0.34	
BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCRACKEN CHAD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	55.0	74.2	97.5	0.14	
LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	79.8	203.0	0.28	
							<b>176.5</b>	<b>244.0</b>	<b>469.5</b>	<b>0.76</b>	
							<b>58.8</b>	<b>81.3</b>	<b>156.5</b>	<b>0.25</b>	

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0	0.24	
							<b>128.2</b>	<b>105.5</b>	<b>111.0</b>	<b>0.24</b>	
							<b>128.2</b>	<b>105.5</b>	<b>111.0</b>	<b>0.24</b>	

Grantor	Grantee	Class	+/-	Style	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Other Parcels in Sale
LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE	BAPTIST LAKE FRONTAGE	401	100.0	93.3	195.5	0.40	
HOWARD CULLEN & TABITHA	BECKETT MICHAEL & JORDAN	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	128.2	105.5	111.0	0.24	
							<b>228.2</b>	<b>198.8</b>	<b>306.5</b>	<b>0.64</b>	
							<b>114.1</b>	<b>99.4</b>	<b>153.3</b>	<b>0.32</b>	

Lakes Improved Sales 4/01/2021-3/31/2023

Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual FF	Land Residual \$/EFF	Neigh.	Rate Group 1	Rate Group 2	Rate Group 3	Lakeside	Comments
\$23,250	\$31,000	\$54,250	\$2,520	\$1,723	\$66,119	\$1,075	\$735	20ELF	ENGLEWRIGHT FF			NorthWest	
\$14,985	\$19,980	\$34,965	\$999	\$1,071	\$12,026	\$120	\$129	111	BACK LOTS			North	MOBILE
\$64,500	\$86,000	\$150,500	\$10,488	\$6,357	\$213,514	\$5,208	\$3,156	20BLF	BAPTIST LAKE FF			East	
\$240,000	\$320,000	\$560,000	\$9,127	\$10,620	\$313,855	\$1,790	\$2,083	20BL+	BAPTIST LAKE FF			North	
\$45,000	\$60,000	\$105,000	\$6,034	\$4,116	\$187,427	\$3,770	\$2,572	20BLF	BAPTIST LAKE FF			East	
\$36,750	\$49,000	\$85,750	\$3,500	\$3,082	\$159,324	\$2,276	\$2,004	20BLF	BAPTIST LAKE FF			South	
\$13,500	\$18,000	\$31,500	\$702	\$853	\$16,998	\$133	\$161	20EL+	BACK LOTS			NorthEast	
\$37,485	\$49,980	\$87,465	\$4,544	\$3,368	\$155,183	\$2,822	\$2,092	20ELF	ENGLEWRIGHT FF			East	
\$55,050	\$73,400	\$128,450	\$6,116	\$4,596	\$220,504	\$3,674	\$2,762	20ELF	ENGLEWRIGHT FF			West	
<b>\$58,947</b>	<b>\$78,596</b>	<b>\$137,542</b>	<b>\$4,892</b>	<b>\$3,976</b>	<b>\$1,344,950</b>	<b>\$2,319</b>	<b>\$1,744</b>						
	<b>\$49,980</b>	<b>Median</b>			<b>\$1,816</b>								<b>\$1,653</b>

Baptist Lake Improved Sales 4/01/2021-3/31/2023 All

Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual FF	Land Residual \$/EFF	Neigh.	Rate Group 1	Rate Group 2	Rate Group 3	Lakeside	Comments
\$14,985	\$19,980	\$34,965	\$999	\$1,071	\$12,026	\$120	\$129	111	BACK LOTS			North	MOBILE
\$64,500	\$86,000	\$150,500	\$10,488	\$6,357	\$213,514	\$5,208	\$3,156	20BLF	BAPTIST LAKE FF			East	
\$240,000	\$320,000	\$560,000	\$9,127	\$10,620	\$313,855	\$1,790	\$2,083	20BL+	BAPTIST LAKE FF			North	
\$45,000	\$60,000	\$105,000	\$6,034	\$4,116	\$187,427	\$3,770	\$2,572	20BLF	BAPTIST LAKE FF			East	
\$36,750	\$49,000	\$85,750	\$3,500	\$3,082	\$159,324	\$2,276	\$2,004	20BLF	BAPTIST LAKE FF			South	
<b>\$80,247</b>	<b>\$106,996</b>	<b>\$187,243</b>	<b>\$6,030</b>	<b>\$5,049</b>	<b>\$1,344,950</b>	<b>\$2,633</b>	<b>\$1,989</b>						
	<b>\$60,000</b>	<b>Median</b>			<b>\$3,085</b>								<b>\$2,899</b>

Baptist Lake Improved Sales 4/01/2021-3/31/2023 FF

Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual FF	Land Residual \$/EFF	Neigh.	Rate Group 1	Rate Group 2	Rate Group 3	Lakeside	Comments
\$64,500	\$86,000	\$150,500	\$10,488	\$6,357	\$213,514	\$5,208	\$3,156	20BLF	BAPTIST LAKE FF			East	
\$240,000	\$320,000	\$560,000	\$9,127	\$10,620	\$313,855	\$1,790	\$2,083	20BL+	BAPTIST LAKE FF			North	
\$45,000	\$60,000	\$105,000	\$6,034	\$4,116	\$187,427	\$3,770	\$2,572	20BLF	BAPTIST LAKE FF			East	
\$36,750	\$49,000	\$85,750	\$3,500	\$3,082	\$159,324	\$2,276	\$2,004	20BLF	BAPTIST LAKE FF			South	
<b>\$96,563</b>	<b>\$128,750</b>	<b>\$225,313</b>	<b>\$7,287</b>	<b>\$6,044</b>	<b>\$1,344,950</b>	<b>\$3,261</b>	<b>\$2,454</b>		<b>Used \$2,400 for BL FF</b>				
	<b>\$73,000</b>	<b>Median</b>			<b>\$4,003</b>								<b>\$3,628</b>

Baptist Lake Improved Sales 4/01/2021-3/31/2023 Back Lots

Land Value @ 15%	Land Value @ 20%	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual FF	Land Residual \$/EFF	Neigh.	Rate Group 1	Rate Group 2	Rate Group 3	Lakeside	Comments
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