

All Township Improved Sales 4/01/2022-03/31/2024

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	\$25,840	111	Conventional
24-01-100-026	9024 E 96TH ST	05/05/23	\$428,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$428,000	\$203,400	47.52	\$79,620	120	Conventional
24-01-300-019	10080 S BEECH AVE	03/25/24	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$77,800	33.90	\$18,000	111	Conventional
24-01-300-021	8851 E EDGE LN	05/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,000	37.45	\$20,000	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	\$43,188	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	\$40,675	120	Conventional
24-08-300-002	10923 S HEMLOCK AVE	08/13/23	\$750,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$750,000	\$286,000	38.13	\$362,225	104	Conventional
24-08-400-014	11005 S ELM AVE	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,500	27.67	\$17,340	110	Conventional
24-08-400-019	11041 S ELM AVE	06/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,100	31.05	\$39,636	111	Conventional
24-09-100-015	6710 E 104TH ST	05/26/23	\$470,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$218,300	46.45	\$39,664	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	\$40,640	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	\$28,330	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	\$29,830	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	\$22,410	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	\$14,340	120	Conventional
24-13-400-010	11833 S SAVANNAH CT	09/06/23	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$42,600	45.32	\$40,000	110	Conventional
24-13-400-017	11847 S NEWCOSTA AVE	09/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,600	35.47	\$36,200	110	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	\$37,220	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	\$17,500	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	\$45,185	120	Conventional
24-15-100-012	11524 S CYPRESS AVE	02/26/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,500	41.71	\$41,350	121	Conventional
24-16-100-020	11332 S ELM AVE	05/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,800	48.43	\$28,000	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	\$62,284	111	Conventional
24-20-200-002	6069 E 124TH ST	11/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$155,800	34.62	\$135,975	104	Conventional
24-21-100-002	6640 E 120TH ST	07/26/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$158,900	47.43	\$142,100	121	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	\$37,550	110	Conventional
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$116,246	20BLF	Conventional
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000	20BLF	Conventional
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000	20BLF	Conventional
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$194,569	20BLF	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	\$161,907	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
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$174,920	20BLF	Conventional
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,600	47.20	\$174,920	20BLF	Conventional
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$156,512	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	\$25,125	111	Conventional
24-24-360-006	8918 E 128TH ST	09/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$141,362	20ELF	Conventional
24-24-400-008	9217 E 128TH ST	08/22/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$249,000	54.13	\$67,740	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	\$39,452	120	Conventional
24-25-100-011	9100 E 128TH ST	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,500	39.80	\$39,452	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	\$133,549	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	\$25,950	120	Conventional
24-26-240-004	12916 S LAKE BREEZE	09/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,500	40.13	\$174,957	20ELF	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	\$143,719	20ELF	Conventional
24-27-300-019	13304 S CYPRESS AVE	10/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,400	39.74	\$17,500	121	Conventional
24-28-100-011	12834 S ELM AVE	10/02/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$129,500	35.87	\$62,712	120	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	\$43,511	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	\$28,980	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	\$41,875	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
24-31-200-006	5598 E 136TH ST	08/17/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$221,400	46.13	\$161,185	20	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	\$32,430	111	Conventional
24-31-300-033	14213 S JUNIPER AVE	01/12/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,700	44.88	\$20,460	120	Conventional
24-31-400-020	14365 S WOODED ACRES	10/20/23	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$23,500	28.31	\$28,700	110	Conventional
24-32-300-001	14018 S LOCUST AVE	06/23/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$101,000	41.91	\$20,610	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	\$27,730	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	\$52,159	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	\$52,159	120	Conventional
24-34-300-028	7422 E 22 MILE RD	07/21/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$65,000	34.67	\$24,900	120	Conventional
Totals:			\$16,485,300			\$16,485,300	\$6,440,500		\$4,507,520		
							Sale. Ratio =>	39.07	\$76,399		
							Std. Dev. =>	7.93			

Liber/Page	Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table
489/9598	LUCHIES TODD M & HEATHER N	SNELL KARL E	C	0	MOBILE		ENSLEY
492/6149	KIES TIMOTHY & AMBER	MORGAN BRUCE & MARY	BC	0	LOG	24-01-100-025	ENSLEY
495/9449	WILSON MICHAEL R ET AL	LINDERER GARY J & PATRICIA M	BC	0	MOBILE		ENSLEY
493/2638	FEIGHNER TODD	BRONKEMA JUSTIN & CRISTEN	C	10	RANCH		ENSLEY
490/8630	HOLMES SCOTT G	DUCKWORTH JOSHUA & CARISSA	C	5	MODULAR		ENSLEY
490/2526	GLOWACKI MICHAEL W & JILLIAN E	THOMAS NICHOLAS & JAMI	C	10	TWO-STORY		ENSLEY
494/1998	KNOX STEPHEN G & DENISE L TRUST	GRAVEL RIDGE PROPERTIES LLC	C	0	1 1/2 STORY	24-08-200-005, 24-16-100-002	AGRICULTURAL
493/520	HARTMAN KRISTOPHER & SHIANE	SANDERSON JORDAN	C	0	MOBILE		ENSLEY
493/5962	KEMP CHRISTINE M ESTATE	HARNISH DAVID/HARNISH ANGELICA ETAL	C	0	MOBILE		ENSLEY
493/704	SOCIA THOMAS	MANWARING DEREK & KATRINA	CD	0	RANCH	24-09-100-016	ENSLEY
489/3631	MYERS TROY A & KRISTINE L	MAROHN ANDREW W	BC	0	RANCH		ENSLEY
490/6849	HINDENACH CARRIE M	LOS ANGELIA	B	0	MOBILE		ENSLEY
488/7391	PIPER KYLE & ANNA E	MULLINS SHELLY	C	10	RANCH		ENSLEY
489/4654	ECKER LILA	REDMOND HUNTER	C	0	RANCH		ENSLEY
490/1998	BYRNES CRAIG F & ALGER LOIS L	HOXSIE CHRISTOPHER	C	5	RANCH		ENSLEY
494/2484	PROCTOR CARLETON & SALLY	ROHACZ ALYSSA	C	0	MOBILE		ENSLEY
494/3901	DAUSER WILLIAM J ESTATE	CONTRERAS ADRIAN I ET AL	CD	0	MOBILE		ENSLEY
490/6008	SMITH TIFFANY	VANDERPLAATS JUDD	C	10	RANCH		ENSLEY
491/218	GRAVES NEIL & DEBBIE	HURST TYLER	C	5	RANCH		ENSLEY
941/8740	COUNCELL SCOTT E & TIFFANY A	AUSTIN BRADLEY J	C	10	RANCH		ENSLEY
495/7582	HYRNES REX JR	SOTO RANDY A SERRANO	CD	0	TWO-STORY		ENSLEY
492/8825	BOYINK LARRY W & PATRICIA E	CRISHER HENRY & ABIGAIL	C	10	RANCH		ENSLEY
491/8250	MIX BRIAN M & ASHLEY	YANCEY MICHAEL & BRANDY	C	0	MOBILE		ENSLEY
494/9796	ANDRUS FAMILY REVOCABLE TRUST	ACKER AMANDA	C	0	RANCH		AGRICULTURAL
494/1915	GREENHOE WILLIAM J ET AL TRUST	FAR VIEW ACRES LLC	CD	0	TWO-STORY		AGRICULTURAL
491/7709	COOK JOSEPH E	KELLER KENNTH & VANHOUTEN PEGGY	C	0	MOBILE		ENSLEY
493/8106	VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE
493/1568	BUTLER DANIEL L & KATHY	FISK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE
495/7572	PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE
494/642	NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	CD	0	RANCH		BAPTIST LAKE FRONTAGE
491/4809	HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE

488/9553	LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE		BAPTIST LAKE FRONTAGE
488/4111	SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE
492/8001 492/6432	MENZIES LIVING TRUST	TLJ FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE
492/3714	SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE
488/9286	MASON ANGELA J	BALCZAK GERALD A	C	0	MOBILE		ENSLEY
494/3480	TROOP LORINDA J TRUST	YATES JANICE & CHRISTOPHER	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE
493/9125	DEBRUIN JOSHUA R	SIZTO ENOCH & KATANA	C	10	TWO-STORY		ENSLEY
490/9380	PERRIER RICHARD P	DENTON COADY J & RACHEL L	C	5	RANCH		ENSLEY
493/8301	DENTON COADY J & RACHEL L	LANGE DAVID G & RUTH	C	5	RANCH		ENSLEY
489/4679	BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCracken CHAD	CD	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE
491/9025	BRYANT JEROLD E TRUST	JAT VENTURES LLC	C	10	RANCH		ENSLEY
494/4061	KARSTON MICHAEL & ROZEMA JANET	FLINT DAVID & REBECCA	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE
488/3125	LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH		ENGLEWRIGHT LAKE FRONTAGE
494/4161	BELL DAVID A & TONIA E	HAMMER GREGORY S	C	0	TWO-STORY		ENSLEY
494/4064	NEWTON JACOB	WENDT BRENNAN	C	10	RANCH		ENSLEY
489/3018	MCCRACKEN MARISA	DAVIS ANDREW & WAITE STEPHANIE	C	0	MOBILE		ENSLEY
491/7097	IMBAULT ERIC C	MAGOON JOSHUA	C	0	MOBILE		ENSLEY
488/5540	EVANS ROLAND L & MARILYN S	HENDERSON DOUGLAS & SUSAN	BC	0	TWO-STORY		ENSLEY
489/9411	KALINOWSKI DAVID & NICOLE	KESSEL MEGHAN & ROBERT	C	0	RANCH	24-31-200-005	ENSLEY
493/8191	KESSEL MEGHAN & ROBERT	VLASTUIN BRAD	D	0	RANCH	24-31-200-005	ENSLEY
490/4772	POTTER KATHERINE A	WYN LACEY M	BC	0	MOBILE		ENSLEY
495/4071	HORNING DANIEL L	BOONSTRA JACOB	C	10	RANCH		ENSLEY
494/8745	BROWN PATRICIA E TRUST	ALLOR JANET M	D	0	MOBILE		ENSLEY
493/2053	NEWTON CASSANDRA A	HUGHES SIARA & KYLE	C	0	TWO-STORY		ENSLEY
489/4048	DUCAT BRENDA K	ARELLANO ROMAN	C	10	RANCH		ENSLEY
488/4033	FREY BRYAN	MARKEL NOAH			ACC BLDG		ENSLEY
491/2671	MARKEL NOAH	HODGE JOSH I			ACC BLDG		ENSLEY
493/5211	WIERDA JAMES O JR	FISK JEFFREY	C	0	TWO-STORY		ENSLEY

All Township Improved Sales 4/01/2022-03/31/2024

Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Value @		Comments	Average 15%	Average 20%	Median 20%	Used
						15%	20%					
401	0.0	0.0	0.0	1.85	\$140,000	21,000	28,000	MOBILE				
401	0.0	0.0	0.0	20.51	\$428,000	64,200	85,600	LOG				
401	0.0	0.0	0.0	1.00	\$229,500	34,425	45,900	MOBILE				
401	0.0	0.0	0.0	1.00	\$275,000	41,250	55,000					
401	0.0	0.0	0.0	5.55	\$320,000	48,000	64,000	MODULAR				
401	0.0	0.0	0.0	5.00	\$365,000	54,750	73,000					
101	0.0	0.0	0.0	120.00	\$750,000	112,500	150,000					
401	0.0	0.0	0.0	1.00	\$150,000	22,500	30,000	MOBILE				
401	0.0	0.0	0.0	4.07	\$200,000	30,000	40,000	MOBILE				
401	0.0	0.0	0.0	5.26	\$470,000	70,500	94,000					
401	0.0	0.0	0.0	4.48	\$335,000	50,250	67,000					
401	0.0	0.0	0.0	2.00	\$190,000	28,500	38,000	MOBILE				
401	0.0	0.0	0.0	2.19	\$339,000	50,850	67,800					
401	0.0	0.0	0.0	1.63	\$175,000	26,250	35,000					
401	0.0	0.0	0.0	1.01	\$150,000	22,500	30,000					
401	0.0	0.0	0.0	4.00	\$94,000	14,100	18,800	MOBILE				
401	0.0	0.0	0.0	2.70	\$75,000	11,250	15,000	MOBILE				
401	0.0	0.0	0.0	3.00	\$232,500	34,875	46,500					
401	0.0	0.0	0.0	1.00	\$215,000	32,250	43,000					
401	0.0	0.0	0.0	8.16	\$395,000	59,250	79,000					
401	0.0	0.0	0.0	5.00	\$205,000	30,750	41,000					
401	0.0	0.0	0.0	2.00	\$235,000	35,250	47,000					
401	0.0	0.0	0.0	13.54	\$225,000	33,750	45,000	MOBILE				
101	0.0	0.0	0.0	40.00	\$450,000	67,500	90,000					
401	0.0	0.0	0.0	40.00	\$335,000	50,250	67,000					
401	0.0	0.0	0.0	3.00	\$230,000	34,500	46,000	MOBILE				
401	94.0	89.4	127.0	0.22	\$450,000	67,500	90,000					
401	104.1	106.9	229.5	0.56	\$525,000	78,750	105,000					
401	103.0	101.3	154.0	0.73	\$325,000	48,750	65,000					
401	63.0	81.1	120.5	0.20	\$325,000	48,750	65,000					
401	61.5	89.9	169.0	0.34	\$155,000	23,250	31,000					

401	100.0	93.3	195.5	0.40	\$99,900	14,985	19,980	MOBILE	
401	49.7	72.9	129.0	0.17	\$300,000	45,000	60,000		
401	49.7	72.9	129.0	0.17	\$300,000	45,000	60,000		
401	50.0	65.2	84.0	0.09	\$400,000	60,000	80,000		
401	0.0	0.0	0.0	1.01	\$205,000	30,750	41,000	MOBILE	
401	49.6	78.5	296.0	0.38	\$360,000	54,000	72,000		
401	0.0	0.0	0.0	15.00	\$460,000	69,000	92,000		
401	0.0	0.0	0.0	4.00	\$140,000	21,000	28,000		
401	0.0	0.0	0.0	4.00	\$250,000	37,500	50,000		
401	55.0	74.2	97.5	0.14	\$249,900	37,485	49,980		
401	0.0	0.0	0.0	1.80	\$200,000	30,000	40,000		
401	108.4	97.2	195.5	0.36	\$380,000	57,000	76,000		
401	60.0	79.8	203.0	0.28	\$367,000	55,050	73,400		
401	0.0	0.0	0.0	1.00	\$230,000	34,500	46,000		
401	0.0	0.0	0.0	15.01	\$361,000	54,150	72,200		
401	0.0	0.0	0.0	6.02	\$125,000	18,750	25,000	MOBILE	
401	0.0	0.0	0.0	2.00	\$160,000	24,000	32,000	MOBILE	
401	0.0	0.0	0.0	5.00	\$405,000	60,750	81,000		
401	0.0	0.0	0.0	40.00	\$505,000	75,750	101,000		
401	0.0	0.0	0.0	40.00	\$480,000	72,000	96,000		
401	0.0	0.0	0.0	2.37	\$220,000	33,000	44,000	MOBILE	
401	0.0	0.0	0.0	1.16	\$240,000	36,000	48,000		
401	0.0	0.0	0.0	1.87	\$83,000	12,450	16,600	MOBILE	
401	0.0	0.0	0.0	1.25	\$241,000	36,150	48,200		
401	0.0	0.0	0.0	2.00	\$270,000	40,500	54,000		
401	0.0	0.0	0.0	11.34	\$135,000	20,250	27,000	ACC BLDG	
401	0.0	0.0	0.0	11.34	\$143,000	21,450	28,600	ACC BLDG	
401	0.0	0.0	0.0	1.87	\$187,500	28,125	37,500		
	948.1	1,102.6	2,129.5	471.03	\$16,485,300	41,912	55,882	Average	Emphasis on B/L raio on 2 acres or less
	16.1	18.7	36.1	7.98			48,200	Median	

Ensley Improved Sales 4/01/2022-03/31/2024

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
24-01-300-019	10080 S BEECH AVE	03/25/24	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$77,800	33.90	\$18,000	111	Conventional
24-01-300-021	8851 E EDGE LN	05/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,000	37.45	\$20,000	120	Conventional
24-08-400-014	11005 S ELM AVE	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,500	27.67	\$17,340	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	\$17,500	120	Conventional
24-27-300-019	13304 S CYPRESS AVE	10/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,400	39.74	\$17,500	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	\$14,340	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	\$25,125	111	Conventional
24-31-300-033	14213 S JUNIPER AVE	01/12/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,700	44.88	\$20,460	120	Conventional
24-32-300-001	14018 S LOCUST AVE	06/23/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$101,000	41.91	\$20,610	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	\$22,410	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	\$25,950	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	\$25,840	111	Conventional
24-31-400-020	14365 S WOODED ACRES	10/20/23	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$23,500	28.31	\$28,700	110	Conventional
24-34-300-028	7422 E 22 MILE RD	07/21/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$65,000	34.67	\$24,900	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	\$28,330	111	Conventional
24-16-100-020	11332 S ELM AVE	05/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,800	48.43	\$28,000	120	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	\$28,980	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	\$27,730	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	\$29,830	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	\$32,430	111	Conventional
24-13-400-017	11847 S NEWCOSTA AVE	09/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,600	35.47	\$36,200	110	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	\$37,220	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	\$37,550	110	Conventional
24-13-400-010	11833 S SAVANNAH CT	09/06/23	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$42,600	45.32	\$40,000	110	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	\$39,452	120	Conventional
24-25-100-011	9100 E 128TH ST	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,500	39.80	\$39,452	120	Conventional
24-08-400-019	11041 S ELM AVE	06/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,100	31.05	\$39,636	111	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	\$40,640	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	\$40,675	120	Conventional
24-15-100-012	11524 S CYPRESS AVE	02/26/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,500	41.71	\$41,350	121	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	\$41,875	120	Conventional

24-09-100-015	6710 E 104TH ST	05/26/23	\$470,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$218,300	46.45	\$39,664	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	\$43,188	120	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	\$43,511	110	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	\$45,185	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	\$52,159	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	\$52,159	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	\$62,284	111	Conventional
24-24-400-008	9217 E 128TH ST	08/22/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$249,000	54.13	\$67,740	120	Conventional
24-28-100-011	12834 S ELM AVE	10/02/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$129,500	35.87	\$62,712	120	Conventional
24-01-100-026	9024 E 96TH ST	05/05/23	\$428,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$428,000	\$203,400	47.52	\$79,620	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
24-31-200-006	5598 E 136TH ST	08/17/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$221,400	46.13	\$161,185	20	Conventional
Totals:			\$10,713,500			\$10,713,500	\$4,196,800		\$1,774,559		
								Sale. Ratio =>	39.17	\$41,269	
								Std. Dev. =>	7.79		

Liber/Page	Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front
495/9449	WILSON MICHAEL R ET AL	LINDERER GARY J & PATRICIA M	BC	0	MOBILE		ENSLEY	401	0.0
493/2638	FEIGHNER TODD	BRONKEMA JUSTIN & CRISTEN	C	10	RANCH		ENSLEY	401	0.0
493/520	HARTMAN KRISTOPHER & SHIANE	SANDERSON JORDAN	C	0	MOBILE		ENSLEY	401	0.0
491/218	GRAVES NEIL & DEBBIE	HURST TYLER	C	5	RANCH		ENSLEY	401	0.0
494/4161	BELL DAVID A & TONIA E	HAMMER GREGORY S	C	0	TWO-STORY		ENSLEY	401	0.0
490/1998	BYRNES CRAIG F & ALGER LOIS L	HOXSIE CHRISTOPHER	C	5	RANCH		ENSLEY	401	0.0
488/9286	MASON ANGELA J	BALCZAK GERALD A	C	0	MOBILE		ENSLEY	401	0.0
495/4071	HORNING DANIEL L	BOONSTRA JACOB	C	10	RANCH		ENSLEY	401	0.0
493/2053	NEWTON CASSANDRA A	HUGHES SIARA & KYLE	C	0	TWO-STORY		ENSLEY	401	0.0
489/4654	ECKER LILA	REDMOND HUNTER	C	0	RANCH		ENSLEY	401	0.0
491/9025	BRYANT JEROLD E TRUST	JAT VENTURES LLC	C	10	RANCH		ENSLEY	401	0.0
489/9598	LUCHIES TODD M & HEATHER N	SNELL KARL E	C	0	MOBILE		ENSLEY	401	0.0
494/8745	BROWN PATRICIA E TRUST	ALLOR JANET M	D	0	MOBILE		ENSLEY	401	0.0
493/5211	WIERDA JAMES O JR	FISK JEFFREY	C	0	TWO-STORY		ENSLEY	401	0.0
490/6849	HINDENACH CARRIE M	LOS ANGELIA	B	0	MOBILE		ENSLEY	401	0.0
492/8825	BOYINK LARRY W & PATRICIA E	CRISHER HENRY & ABIGAIL	C	10	RANCH		ENSLEY	401	0.0
491/7097	IMBAULT ERIC C	MAGOON JOSHUA	C	0	MOBILE		ENSLEY	401	0.0
489/4048	DUCAT BRENDA K	ARELLANO ROMAN	C	10	RANCH		ENSLEY	401	0.0
488/7391	PIPER KYLE & ANNA E	MULLINS SHELLY	C	10	RANCH		ENSLEY	401	0.0
490/4772	POTTER KATHERINE A	WYN LACEY M	BC	0	MOBILE		ENSLEY	401	0.0
494/3901	DAUSER WILLIAM J ESTATE	CONTRERAS ADRIAN I ET AL	CD	0	MOBILE		ENSLEY	401	0.0
490/6008	SMITH TIFFANY	VANDERPLAATS JUDD	C	10	RANCH		ENSLEY	401	0.0
491/7709	COOK JOSEPH E	KELLER KENNTN & VANHOUTEN PEGGY	C	0	MOBILE		ENSLEY	401	0.0
494/2484	PROCTOR CARLETON & SALLY	ROHACZ ALYSSA	C	0	MOBILE		ENSLEY	401	0.0
490/9380	PERRIER RICHARD P	DENTON COADY J & RACHEL L	C	5	RANCH		ENSLEY	401	0.0
493/8301	DENTON COADY J & RACHEL L	LANGE DAVID G & RUTH	C	5	RANCH		ENSLEY	401	0.0
493/5962	KEMP CHRISTINE M ESTATE	HARNISH DAVID/HARNISH ANGELICA ETAL	C	0	MOBILE		ENSLEY	401	0.0
489/3631	MYERS TROY A & KRISTINE L	MAROHN ANDREW W	BC	0	RANCH		ENSLEY	401	0.0
490/2526	GLOWACKI MICHAEL W & JILLIAN E	THOMAS NICHOLAS & JAMI	C	10	TWO-STORY		ENSLEY	401	0.0
495/7582	HYRNES REX JR	SOTO RANDY A SERRANO	CD	0	TWO-STORY		ENSLEY	401	0.0
488/5540	EVANS ROLAND L & MARILYN S	HENDERSON DOUGLAS & SUSAN	BC	0	TWO-STORY		ENSLEY	401	0.0

493/704	SOCIA THOMAS	MANWARING DEREK & KATRINA	CD	0	RANCH	24-09-100-016	ENSLEY	401	0.0
490/8630	HOLMES SCOTT G	DUCKWORTH JOSHUA & CARISSA	C	5	MODULAR		ENSLEY	401	0.0
489/3018	MCCRACKEN MARISA	DAVIS ANDREW & WAITE STEPHANIE	C	0	MOBILE		ENSLEY	401	0.0
941/8740	COUNCELL SCOTT E & TIFFANY A	AUSTIN BRADLEY J	C	10	RANCH		ENSLEY	401	0.0
488/4033	FREY BRYAN	MARKEL NOAH			ACC BLDG		ENSLEY	401	0.0
491/2671	MARKEL NOAH	HODGE JOSH I			ACC BLDG		ENSLEY	401	0.0
491/8250	MIX BRIAN M & ASHLEY	YANCEY MICHAEL & BRANDY	C	0	MOBILE		ENSLEY	401	0.0
493/9125	DEBRUIN JOSHUA R	SIZTO ENOCH & KATANA	C	10	TWO-STORY		ENSLEY	401	0.0
494/4064	NEWTON JACOB	WENDT BRENNAN	C	10	RANCH		ENSLEY	401	0.0
492/6149	KIES TIMOTHY & AMBER	MORGAN BRUCE & MARY	BC	0	LOG	24-01-100-025	ENSLEY	401	0.0
489/9411	KALINOWSKI DAVID & NICOLE	KESSEL MEGHAN & ROBERT	C	0	RANCH	24-31-200-005	ENSLEY	401	0.0
493/8191	KESSEL MEGHAN & ROBERT	VLASTUIN BRAD	D	0	RANCH	24-31-200-005	ENSLEY	401	0.0
									0.0
									0.0

Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Residual	Land Residual \$/Acre	Land Residual Average Per Acre	Land Residual Median Per Acre	Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre
0.0	0.0	1.00	\$229,500	\$79,612	\$79,612				34,425	45,900	45,900
0.0	0.0	1.00	\$275,000	\$68,388	\$68,388				41,250	55,000	55,000
0.0	0.0	1.00	\$150,000	\$65,276	\$65,276				22,500	30,000	30,000
0.0	0.0	1.00	\$215,000	\$3,374	\$3,374			Outlier-Not Used	32,250	43,000	43,000
0.0	0.0	1.00	\$230,000	\$39,039	\$39,039				34,500	46,000	46,000
0.0	0.0	1.01	\$150,000	\$40,687	\$40,284				22,500	30,000	29,703
0.0	0.0	1.01	\$205,000	\$94,904	\$93,964	\$64,427	\$66,832		30,750	41,000	40,594
0.0	0.0	1.16	\$240,000	\$25,373	\$21,873				36,000	48,000	41,379
0.0	0.0	1.25	\$241,000	\$38,908	\$31,126				36,150	48,200	38,560
0.0	0.0	1.63	\$175,000	\$225,910	\$138,680			Outlier-Not Used	26,250	35,000	21,486
0.0	0.0	1.80	\$200,000	\$176,882	\$98,268				30,000	40,000	22,222
0.0	0.0	1.85	\$140,000	\$31,580	\$17,052				21,000	28,000	15,119
0.0	0.0	1.87	\$83,000	\$55,399	\$29,625				12,450	16,600	8,877
0.0	0.0	1.87	\$187,500	\$51,520	\$27,551	\$37,583	\$29,625		28,125	37,500	20,053
0.0	0.0	2.00	\$190,000	\$43,193	\$21,597				28,500	38,000	19,000
0.0	0.0	2.00	\$235,000	\$63,719	\$31,860				35,250	47,000	23,500
0.0	0.0	2.00	\$160,000	\$3,517	\$1,759			Outlier-Not Used	24,000	32,000	16,000
0.0	0.0	2.00	\$270,000	\$2,537	\$1,269			Outlier-Not Used	40,500	54,000	27,000
0.0	0.0	2.19	\$339,000	\$57,628	\$26,290				50,850	67,800	30,931
0.0	0.0	2.37	\$220,000	\$23,541	\$9,933			Outlier-Not Used	33,000	44,000	18,565
0.0	0.0	2.70	\$75,000	\$58,691	\$21,737	\$25,371	\$21,597		11,250	15,000	5,556
0.0	0.0	3.00	\$232,500	\$33,979	\$11,326				34,875	46,500	15,500
0.0	0.0	3.00	\$230,000	\$43,822	\$14,607	\$12,967	\$12,967		34,500	46,000	15,333
0.0	0.0	4.00	\$94,000	\$34,706	\$8,677				14,100	18,800	4,700
0.0	0.0	4.00	\$140,000	\$20,267	\$5,067				21,000	28,000	7,000
0.0	0.0	4.00	\$250,000	\$68,770	\$17,193				37,500	50,000	12,500
0.0	0.0	4.07	\$200,000	\$21,238	\$5,221				30,000	40,000	9,833
0.0	0.0	4.48	\$335,000	\$59,801	\$13,340	\$9,899	\$8,677		50,250	67,000	14,945
0.0	0.0	5.00	\$365,000	(\$48,338)	(\$9,668)			Negative-Not Used	54,750	73,000	14,600
0.0	0.0	5.00	\$205,000	\$95,319	\$19,064				30,750	41,000	8,200
0.0	0.0	5.00	\$405,000	\$306	\$61			Outlier-Not Used	60,750	81,000	16,200

Ensley Improved Sales 4/01/2022-03/31/2024

Average 15%	Average 20%	Median 20%	Avg 20%/Acre	Comments & Outliers for %	Used
				MOBILE	
				MOBILE	
31,168	41,557	43,000	41,457	MOBILE	
				MOBILE	
				MOBILE-Outlier	
29,588	39,450	37,500	26,470		
				MOBILE	
				MOBILE	
				MOBILE	
35,350	47,133	44,000	22,499	MOBILE-Outlier	
34,688	46,250	46,250	15,417	MOBILE	
				MOBILE	
				MOBILE	
30,570	40,760	40,000	9,796		

52,950	70,600	73,000	13,679	MODULAR	
				MOBILE	
39,000	52,000	52,000	6,919		
				ACC BLDG	
				ACC BLDG	
25,150	33,533	28,600	2,742	MOBILE	Not a good representation with Acc Bldgs
				LOG	
67,020	89,360	92,000	4,009		
Emphasis on B/L raio on 2 acres or less					

Ensley Improved Sales 4/01/2022-03/31/2024

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
24-01-300-019	10080 S BEECH AVE	03/25/24	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$77,800	33.90	\$18,000	111	Conventional
24-01-300-021	8851 E EDGE LN	05/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,000	37.45	\$20,000	120	Conventional
24-08-400-014	11005 S ELM AVE	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,500	27.67	\$17,340	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	\$17,500	120	Conventional
24-27-300-019	13304 S CYPRESS AVE	10/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,400	39.74	\$17,500	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	\$14,340	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	\$25,125	111	Conventional
24-02-200-051	9861 S ENSLEY CT	07/25/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$7,600	47.50	\$21,400	122	Conventional
24-31-300-033	14213 S JUNIPER AVE	01/12/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,700	44.88	\$20,460	120	Conventional
24-32-300-001	14018 S LOCUST AVE	06/23/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$101,000	41.91	\$20,610	120	Conventional
24-29-400-036	13539 E ELM AVE	02/26/24	\$29,000	WD	32-SPLIT VACANT	\$29,000	\$0	0.00	\$23,050	20	Not Used
24-11-200-012	8762 E 104TH ST	07/11/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,700	36.97	\$22,410	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	\$25,950	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	\$25,840	111	Conventional
24-31-400-020	14365 S WOODED ACRES	10/20/23	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$23,500	28.31	\$28,700	110	Conventional
24-34-300-028	7422 E 22 MILE RD	07/21/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$65,000	34.67	\$24,900	120	Conventional
24-11-100-018	8074 E 104TH ST	06/23/23	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$7,900	30.50	\$27,850	20	Not Used
24-09-400-021	11043 S CYPRESS AVE	09/13/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,400	47.58	\$28,330	111	Conventional
24-16-100-020	11332 S ELM AVE	05/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,800	48.43	\$28,000	120	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	\$28,980	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	\$27,730	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	\$29,830	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	\$32,430	111	Conventional
24-09-400-024	7119 E 112TH ST	07/26/23	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$34,780	120	Not Used
24-13-400-017	11847 S NEWCOSTA AVE	09/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,600	35.47	\$36,200	110	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	\$37,220	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	\$37,550	110	Conventional
24-32-400-042	14365 S ELM AVE	03/20/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$9,700	26.22	\$34,300	20	Conventional
24-13-400-010	11833 S SAVANNAH CT	09/06/23	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$42,600	45.32	\$40,000	110	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	\$39,452	120	Conventional
24-25-100-011	9100 E 128TH ST	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,500	39.80	\$39,452	120	Conventional
24-08-400-019	11041 S ELM AVE	06/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,100	31.05	\$39,636	111	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	\$40,640	120	Conventional
24-36-100-008	9136 E 136TH ST	05/26/23	\$13,000	QC	32-SPLIT VACANT	\$13,000	\$0	0.00	\$41,108	20	Not Used
24-02-100-023	10086 S TRACILYN AVE	06/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,500	32.22	\$42,500	20	Conventional
24-02-100-027	9688 S COTTONWOOD AVE	12/01/22	\$45,000	WD	32-SPLIT VACANT	\$45,000	\$0	0.00	\$42,068	20	Not Used
24-04-300-010	6464 E 100TH ST	09/14/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$129,300	35.42	\$40,675	120	Conventional
24-15-100-012	11524 S CYPRESS AVE	02/26/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,500	41.71	\$41,350	121	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	\$41,875	120	Conventional
24-32-400-041	6315 E 120TH ST	02/13/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$13,800	36.32	\$41,650	20	Conventional
24-09-100-015	6710 E 104TH ST	05/26/23	\$470,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$218,300	46.45	\$39,664	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	\$43,188	120	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	\$43,511	110	Conventional
24-02-100-028	9736 S COTTONWOOD AVE	08/19/22	\$48,130	WD	32-SPLIT VACANT	\$48,130	\$0	0.00	\$44,258	20	Not Used
24-14-100-018	11496 S COTTONWOOD AVE	02/27/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$115,900	29.34	\$45,185	120	Conventional
24-20-100-016	12158 S LOCUST AVE	11/27/23	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$0	0.00	\$45,924	20	Not Used
24-06-100-010	10153 S WOODLAND LN	06/17/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,000	25.45	\$32,698	20	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	\$52,159	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	\$52,159	120	Conventional
24-28-100-018	13188 S ELM AVE	06/01/23	\$75,000	WD	32-SPLIT VACANT	\$75,000	\$0	0.00	\$55,246	120	Not Used
24-20-300-024		12/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,300	42.63	\$58,374	20	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	\$62,284	111	Conventional
24-24-400-008	9217 E 128TH ST	08/22/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$249,000	54.13	\$67,740	120	Conventional
24-28-100-011	12834 S ELM AVE	10/02/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$129,500	35.87	\$62,712	120	Conventional
24-07-300-002		08/22/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,300	40.35	\$78,900	20	Conventional
24-32-200-027	E 136TH ST	10/20/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,000	45.00	\$80,040	20	Conventional
24-01-100-026	9024 E 96TH ST	05/05/23	\$428,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$428,000	\$203,400	47.52	\$79,620	120	Conventional
24-11-200-018		09/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,900	24.60	\$81,900	20	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
24-31-200-006	5598 E 136TH ST	08/17/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$221,400	46.13	\$161,185	20	Conventional
24-32-200-032	6213 E LODGEPOLE LN	04/18/23	\$235,000	WD	32-SPLIT VACANT	\$235,000	\$0	0.00	\$190,319	20	Not Used
24-18-200-010		06/08/22	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$97,500	44.32	\$192,932	20	Conventional
24-31-200-006	5598 E 136TH ST	08/17/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$221,400	46.13	\$161,185	20	Conventional
Totals:			\$12,515,530			\$12,515,530	\$4,714,700		\$3,105,041		
							Sale. Ratio =>	37.67	\$49,286		
							Std. Dev. =>	14.66			

Liber/Page	Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front
495/9449	WILSON MICHAEL R ET AL	LINDERER GARY J & PATRICIA M	BC	0	MOBILE		ENSLEY	401	0.0
493/2638	FEIGHNER TODD	BRONKEMA JUSTIN & CRISTEN	C	10	RANCH		ENSLEY	401	0.0
493/520	HARTMAN KRISTOPHER & SHIANE	SANDERSON JORDAN	C	0	MOBILE		ENSLEY	401	0.0
491/218	GRAVES NEIL & DEBBIE	HURST TYLER	C	5	RANCH		ENSLEY	401	0.0
494/4161	BELL DAVID A & TONIA E	HAMMER GREGORY S	C	0	TWO-STORY		ENSLEY	401	0.0
490/1998	BYRNES CRAIG F & ALGER LOIS L	HOXSIE CHRISTOPHER	C	5	RANCH		ENSLEY	401	0.0
488/9286	MASON ANGELA J	BALCZAK GERALD A	C	0	MOBILE		ENSLEY	401	0.0
493/6619	HILLARD NEIL A & TIFFENY	SIPLE MARY E					ENSLEY	401	0.0
495/4071	HORNING DANIEL L	BOONSTRA JACOB	C	10	RANCH		ENSLEY	401	0.0
493/2053	NEWTON CASSANDRA A	HUGHES SIARA & KYLE	C	0	TWO-STORY		ENSLEY	401	0.0
495/7194	NEWTON DANIEL A & KELLIE	BENNETT TODD A & ANGELA M					ENSLEY	402	0.0
489/4654	ECKER LILA	REDMOND HUNTER	C	0	RANCH		ENSLEY	401	0.0
491/9025	BRYANT JEROLD E TRUST	JAT VENTURES LLC	C	10	RANCH		ENSLEY	401	0.0
489/9598	LUCHIES TODD M & HEATHER N	SNELL KARL E	C	0	MOBILE		ENSLEY	401	0.0
494/8745	BROWN PATRICIA E TRUST	ALLOR JANET M	D	0	MOBILE		ENSLEY	401	0.0
493/5211	WIERDA JAMES O JR	FISK JEFFREY	C	0	TWO-STORY		ENSLEY	401	0.0
494/4977	VAN TATENHOVE RODGER	FLEEGER MATHIAS					ENSLEY	402	0.0
490/6849	HINDENACH CARRIE M	LOS ANGELIA	B	0	MOBILE		ENSLEY	401	0.0
492/8825	BOYINK LARRY W & PATRICIA E	CRISHER HENRY & ABIGAIL	C	10	RANCH		ENSLEY	401	0.0
491/7097	IMBAULT ERIC C	MAGOON JOSHUA	C	0	MOBILE		ENSLEY	401	0.0
489/4048	DUCAT BRENDA K	ARELLANO ROMAN	C	10	RANCH		ENSLEY	401	0.0
488/7391	PIPER KYLE & ANNA E	MULLINS SHELLY	C	10	RANCH		ENSLEY	401	0.0
490/4772	POTTER KATHERINE A	WYN LACEY M	BC	0	MOBILE		ENSLEY	401	0.0
493/5577	BENSON TODD D	BRADLEY DYLAN					ENSLEY	402	0.0
494/3901	DAUSER WILLIAM J ESTATE	CONTRERAS ADRIAN I ET AL	CD	0	MOBILE		ENSLEY	401	0.0
490/6008	SMITH TIFFANY	VANDERPLAATS JUDD	C	10	RANCH		ENSLEY	401	0.0
491/7709	COOK JOSEPH E	KELLER KENNTN & VANHOUTEN PEGGY	C	0	MOBILE		ENSLEY	401	0.0
492/1276	FISK DANIEL K TRUST	KELLEY THOMAS & ASHLEY					ENSLEY	402	0.0
494/2484	PROCTOR CARLETON & SALLY	ROHACZ ALYSSA	C	0	MOBILE		ENSLEY	401	0.0
490/9380	PERRIER RICHARD P	DENTON COADY J & RACHEL L	C	5	RANCH		ENSLEY	401	0.0
493/8301	DENTON COADY J & RACHEL L	LANGE DAVID G & RUTH	C	5	RANCH		ENSLEY	401	0.0
493/5962	KEMP CHRISTINE M ESTATE	HARNISH DAVID/HARNISH ANGELICA ETAL	C	0	MOBILE		ENSLEY	401	0.0

489/3631	MYERS TROY A & KRISTINE L	MAROHN ANDREW W	BC	0	RANCH	ENSLEY	401	0.0	
492/8518	GROSS NORA	BUTLER CASSIDY				ENSLEY	402	0.0	
489/4477	FISK ZACK	SCHOONMAKER RAYMOND S				ENSLEY	402	0.0	
491/2044	CROFF DAVID L SR ET UX	VLIESTRA TIM & MICHELLE				ENSLEY	402	0.0	
490/2526	GLOWACKI MICHAEL W & JILLIAN E	THOMAS NICHOLAS & JAMI	C	10	TWO-STORY	ENSLEY	401	0.0	
495/7582	HYRNES REX JR	SOTO RANDY A SERRANO	CD	0	TWO-STORY	ENSLEY	401	0.0	
488/5540	EVANS ROLAND L & MARILYN S	HENDERSON DOUGLAS & SUSAN	BC	0	TWO-STORY	ENSLEY	401	0.0	
491/8760	FISK DANIEL K TRUST	CHULSKI AUDREY				ENSLEY	402	0.0	
493/704	SOCIA THOMAS	MANWARING DEREK & KATRINA	CD	0	RANCH	24-09-100-016	ENSLEY	401	0.0
490/8630	HOLMES SCOTT G	DUCKWORTH JOSHUA & CARISSA	C	5	MODULAR	ENSLEY	401	0.0	
489/3018	MCCRACKEN MARISA	DAVIS ANDREW & WAITE STEPHANIE	C	0	MOBILE	ENSLEY	401	0.0	
490/291	CROFF DAVID L SR ESTATE	CRYSTAL GENE JR & ROXANNE W				ENSLEY	402	0.0	
941/8740	COUNCELL SCOTT E & TIFFANY A	AUSTIN BRADLEY J	C	10	RANCH	ENSLEY	401	0.0	
494/9883	WOODARD TERRY	DECKER ASHLEY L				ENSLEY	402	0.0	
489/4254	HUMES DOUGLAS	REMLINGER BARRY & ANGELA				ENSLEY	402	0.0	
488/4033	FREY BRYAN	MARKEL NOAH			ACC BLDG	ENSLEY	401	0.0	
491/2671	MARKEL NOAH	HODGE JOSH I			ACC BLDG	ENSLEY	401	0.0	
493/1105	MITTEN INVESTMENTS LLC	SAXTON BRAD UT EX				ENSLEY	402	0.0	
494/1611	BELLAMY ROBER A ET UX - JUDY	ROBBENNOLT PATRICIA & THOMAS				ENSLEY	402	0.0	
491/8250	MIX BRIAN M & ASHLEY	YANCEY MICHAEL & BRANDY	C	0	MOBILE	ENSLEY	401	0.0	
493/9125	DEBRUIN JOSHUA R	SIZTO ENOCH & KATANA	C	10	TWO-STORY	ENSLEY	401	0.0	
494/4064	NEWTON JACOB	WENDT BRENNAN	C	10	RANCH	ENSLEY	401	0.0	
489/9661	MIDDLEMAN DAVID P & ANNE ET AL	FREEMAN PATRICK C				ENSLEY	402	0.0	
494/7616	DAVIS MALEAH R	VANREES JAMES R				ENSLEY	402	0.0	
492/6149	KIES TIMOTHY & AMBER	MORGAN BRUCE & MARY	BC	0	LOG	24-01-100-025	ENSLEY	401	0.0
494/3019	HOSMER ROBERT C & JOYCE E TRUST	MOHRMANN REBECCA L & DOUGLAS C				ENSLEY	402	0.0	
489/9411	KALINOWSKI DAVID & NICOLE	KESSEL MEGHAN & ROBERT	C	0	RANCH	24-31-200-005	ENSLEY	401	0.0
493/8191	KESSEL MEGHAN & ROBERT	VLASTUIN BRAD	D	0	RANCH	24-31-200-005	ENSLEY	401	0.0
492/4650	MARCUS KEVIN J	NEWTON TIMOTHY & DIANNE				AGRICULTUR	402	0.0	
488/9956	VANDER MEULEN GARY	KRUIZENGA SCOTT D & JULIE A				ENSLEY	402	0.0	
493/8191	KESSEL MEGHAN & ROBERT	VLASTUIN BRAD	D	0	RANCH	24-31-200-005	ENSLEY	401	0.0
									0.0
									0.0

Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Residua or Vacant	Land Residual or Vacant \$/Acre	Land Residual Average Per Acre	Land Residual Median Per Acre	Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre
0.0	0.0	1.00	\$229,500	\$79,612	\$79,612				34,425	45,900	45,900
0.0	0.0	1.00	\$275,000	\$68,388	\$68,388				41,250	55,000	55,000
0.0	0.0	1.00	\$150,000	\$65,276	\$65,276				22,500	30,000	30,000
0.0	0.0	1.00	\$215,000	\$3,374	\$3,374			Outlier-Not Used	32,250	43,000	43,000
0.0	0.0	1.00	\$230,000	\$39,039	\$39,039				34,500	46,000	46,000
0.0	0.0	1.01	\$150,000	\$40,687	\$40,284				22,500	30,000	29,703
0.0	0.0	1.01	\$205,000	\$94,904	\$93,964	\$64,427	\$65,276		30,750	41,000	40,594
0.0	0.0	1.14	\$16,000	\$16,000	\$14,035						
0.0	0.0	1.16	\$240,000	\$25,373	\$21,873				36,000	48,000	41,379
0.0	0.0	1.25	\$241,000	\$38,908	\$31,126				36,150	48,200	38,560
0.0	0.0	1.45	\$29,000	\$29,000	\$20,000						
0.0	0.0	1.63	\$175,000	\$225,910	\$138,680			Outlier-Not Used	26,250	35,000	21,486
0.0	0.0	1.80	\$200,000	\$176,882	\$98,268				30,000	40,000	22,222
0.0	0.0	1.85	\$140,000	\$31,580	\$17,052				21,000	28,000	15,119
0.0	0.0	1.87	\$83,000	\$55,399	\$29,625				12,450	16,600	8,877
0.0	0.0	1.87	\$187,500	\$51,520	\$27,551				28,125	37,500	20,053
0.0	0.0	1.91	\$25,900	\$25,900	\$13,560	\$30,343	\$24,712				
0.0	0.0	2.00	\$190,000	\$43,193	\$21,597				28,500	38,000	19,000
0.0	0.0	2.00	\$235,000	\$63,719	\$31,860				35,250	47,000	23,500
0.0	0.0	2.00	\$160,000	\$3,517	\$1,759			Outlier-Not Used	24,000	32,000	16,000
0.0	0.0	2.00	\$270,000	\$2,537	\$1,269			Outlier-Not Used	40,500	54,000	27,000
0.0	0.0	2.19	\$339,000	\$57,628	\$26,290				50,850	67,800	30,931
0.0	0.0	2.37	\$220,000	\$23,541	\$9,933			Outlier-Not Used	33,000	44,000	18,565
0.0	0.0	2.64	\$28,000	\$28,000	\$10,606						
0.0	0.0	2.70	\$75,000	\$58,691	\$21,737	\$22,418	\$16,101		11,250	15,000	5,556
0.0	0.0	3.00	\$232,500	\$33,979	\$11,326				34,875	46,500	15,500
0.0	0.0	3.00	\$230,000	\$43,822	\$14,607				34,500	46,000	15,333
0.0	0.0	3.00	\$37,000	\$37,000	\$12,333	\$12,756	\$12,333				
0.0	0.0	4.00	\$94,000	\$34,706	\$8,677				14,100	18,800	4,700
0.0	0.0	4.00	\$140,000	\$20,267	\$5,067				21,000	28,000	7,000
0.0	0.0	4.00	\$250,000	\$68,770	\$17,193				37,500	50,000	12,500
0.0	0.0	4.07	\$200,000	\$21,238	\$5,221				30,000	40,000	9,833

[illegible]

Ensley Improved Sales 4/01/2022-03/31/2024

Average 15%	Average 20%	Median 20%	Comments & Outliers for %	Land Value @ 20% or Vacant Land/Acre	Average Land Value @ 20% or Vacant Land	Used
			MOBILE	45,900		
				55,000		
			MOBILE	30,000		
				43,000		
				46,000		
				29,703		
31,168	41,557	43,000	MOBILE	40,594	41,457	
				14,035		
				41,379		
				38,560		
				14,035		
				21,486		
				22,222		
			MOBILE	15,119		
			MOBILE-Outlier	8,877		
				20,053		
29,588	39,450	37,500		13,560	22,272	
			MOBILE	19,000		
				23,500		
			MOBILE	16,000		
				27,000		
				30,931		
			MOBILE	18,565		
				10,606		
35,350	47,133	44,000	MOBILE-Outlier	5,556	20,800	
				15,500		
			MOBILE	15,333		
34,688	46,250	46,250		12,333	14,389	
			MOBILE	4,700		
				7,000		
				12,500		
			MOBILE	9,833		

Cedar Springs Improved Sales 4/01/2022-03/31/2024

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											
Totals:			\$0			\$0	\$0		\$0		
Sale. Ratio =>								#DIV/0!	#DIV/0!		
Std. Dev. =>								#DIV/0!			

Liber/Page	Grantor	Grantee	Class +/-	Style	Other Parcels in Sale	Land Table

Cedar Springs Improved Sales 4/01/2022-03/31/2024

Land Value @ Land Value @												
Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	15%	20%	Comments	Average 15%	Average 20%	Median 20%	Used
	0.0	0.0	0.0	0.00	\$0	#DIV/0!	#DIV/0!	Emphasis on B/L raio on 2 acres or less				
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#NUM!	Median				

Lakes Improved Sales 4/01/2022-03/31/2024

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
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$116,246	20BLF	Conventional	493/8106
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000	20BLF	Conventional	493/1568
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000	20BLF	Conventional	495/7572
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$194,569	20BLF	Conventional	494/642
24-23-499-002	8714 E 128TH ST	01/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,900	54.13	\$161,907	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
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$174,920	20BLF	Conventional	488/4111
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,600	47.20	\$174,920	20BLF	Conventional	492/8001 492/6432
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$156,512	20BLF	Conventional	492/3714
24-24-360-006	8918 E 128TH ST	09/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$141,362	20ELF	Conventional	494/3480
24-25-115-007	12855 E ENGLEWRIGHT DR	07/06/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,500	31.41	\$133,549	20ELF	Conventional	489/4679
24-26-240-004	12916 S LAKE BREEZE	09/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,500	40.13	\$174,957	20ELF	Conventional	494/4061
24-26-240-007	12942 S LAKE BREEZE	04/20/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$102,300	27.87	\$143,719	20ELF	Conventional	488/3125
Totals:			\$4,236,800			\$4,236,800	\$1,643,000		\$2,092,661			
							Sale. Ratio =>	38.78	\$160,974			
							Std. Dev. =>	8.87				

Lakes Improved Sales 4/01/2022-03/31/2024 W/O 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
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$116,246	20BLF	Conventional	493/8106
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000	20BLF	Conventional	493/1568
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000	20BLF	Conventional	495/7572
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$194,569	20BLF	Conventional	494/642
24-23-499-002	8714 E 128TH ST	01/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,900	54.13	\$161,907	20ELF	Conventional	491/4809
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$174,920	20BLF	Conventional	488/4111
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,600	47.20	\$174,920	20BLF	Conventional	492/8001 492/6432
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$156,512	20BLF	Conventional	492/3714
24-24-360-006	8918 E 128TH ST	09/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$141,362	20ELF	Conventional	494/3480
24-25-115-007	12855 E ENGLEWRIGHT DR	07/06/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,500	31.41	\$133,549	20ELF	Conventional	489/4679
24-26-240-004	12916 S LAKE BREEZE	09/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,500	40.13	\$174,957	20ELF	Conventional	494/4061
24-26-240-007	12942 S LAKE BREEZE	04/20/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$102,300	27.87	\$143,719	20ELF	Conventional	488/3125
Totals:			\$4,136,900			\$4,136,900	\$1,593,000		\$2,072,661			
							Sale. Ratio =>	38.51	\$172,722			
							Std. Dev. =>	8.76				

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 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
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$116,246	20BLF	Conventional	493/8106
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000	20BLF	Conventional	493/1568
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000	20BLF	Conventional	495/7572

24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$194,569	20BLF	Conventional	494/642
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
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$174,920	20BLF	Conventional	488/4111
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,600	47.20	\$174,920	20BLF	Conventional	492/8001 492/6432
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$156,512	20BLF	Conventional	492/3714
Totals:			\$2,724,900			\$2,724,900	\$1,087,600		\$1,337,167			
							Sale. Ratio =>	39.91	\$167,146			
							Std. Dev. =>	8.44				

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 FF & Channel

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
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$116,246	20BLF	Conventional	493/8106
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000	20BLF	Conventional	493/1568
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000	20BLF	Conventional	495/7572
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$194,569	20BLF	Conventional	494/642
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$174,920	20BLF	Conventional	488/4111
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,600	47.20	\$174,920	20BLF	Conventional	492/8001 492/6432
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$156,512	20BLF	Conventional	492/3714
Totals:			\$2,625,000			\$2,625,000	\$1,037,600		\$1,317,167			
							Sale. Ratio =>	39.53	\$188,167			
							Std. Dev. =>	8.37				

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 FF W/O Channel

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
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000	20BLF	Conventional	493/1568
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000	20BLF	Conventional	495/7572
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$194,569	20BLF	Conventional	494/642
24-24-176-015	12307 S BALSAM DR	04/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,700	39.23	\$174,920	20BLF	Conventional	488/4111
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,600	47.20	\$174,920	20BLF	Conventional	492/8001 492/6432
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$156,512	20BLF	Conventional	492/3714
Totals:			\$2,175,000			\$2,175,000	\$926,700		\$1,200,921			
							Sale. Ratio =>	42.61	\$200,154			
							Std. Dev. =>	4.99				

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 Channel

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
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$116,246	20BLF	Conventional	493/8106
Totals:			\$450,000			\$450,000	\$110,900		\$116,246			
							Sale. Ratio =>	24.64	\$116,246			
							Std. Dev. =>	#DIV/0!				

Englewright Improved Sales 4/01/2022-03/31/2024 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
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24-23-499-002	8714 E 128TH ST	01/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,900	54.13	\$161,907	20ELF	Conventional	491/4809
24-24-360-006	8918 E 128TH ST	09/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$141,362	20ELF	Conventional	494/3480
24-25-115-007	12855 E ENGLEWRIGHT DR	07/06/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$78,500	31.41	\$133,549	20ELF	Conventional	489/4679
24-26-240-004	12916 S LAKE BREEZE	09/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,500	40.13	\$174,957	20ELF	Conventional	494/4061
24-26-240-007	12942 S LAKE BREEZE	04/20/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$102,300	27.87	\$143,719	20ELF	Conventional	488/3125
Totals:			\$1,511,900			\$1,511,900	\$555,400		\$755,494			
							Sale. Ratio =>	36.74	\$151,099			
							Std. Dev. =>	10.12				

Lakes Improved Sales 4/01/2022-03/31/2024 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
Totals:			\$99,900			\$99,900	\$50,000		\$20,000			
							Sale. Ratio =>	50.05	\$20,000			
							Std. Dev. =>	#DIV/0!				

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
BUTLER DANIEL L & KATHY	FISK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000
NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	61.5	89.9	169.0	0.34	\$155,000
LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE		BAPTIST LAKE FRONTAGE	401	100.0	93.3	195.5	0.40	\$99,900
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
MENZIES LIVING TRUST	TLJ FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
TROOP LORINDA J TRUST	YATES JANICE & CHRISTOPHER	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	49.6	78.5	296.0	0.38	\$360,000
BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCracken CHAD	CD	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	55.0	74.2	97.5	0.14	\$249,900
KARSTON MICHAEL & ROZEMA JANET	FLINT DAVID & REBECCA	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	108.4	97.2	195.5	0.36	\$380,000
LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	60.0	79.8	203.0	0.28	\$367,000
								948.1	1,102.6	2,129.5	4.04	\$4,236,800
								72.9	84.8	163.8	0.31	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
BUTLER DANIEL L & KATHY	FISK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000
NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	61.5	89.9	169.0	0.34	\$155,000
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
MENZIES LIVING TRUST	TLJ FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
TROOP LORINDA J TRUST	YATES JANICE & CHRISTOPHER	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	49.6	78.5	296.0	0.38	\$360,000
BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCracken CHAD	CD	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	55.0	74.2	97.5	0.14	\$249,900
KARSTON MICHAEL & ROZEMA JANET	FLINT DAVID & REBECCA	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	108.4	97.2	195.5	0.36	\$380,000
LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	60.0	79.8	203.0	0.28	\$367,000
								848.1	1,009.3	1,934.0	3.64	\$4,136,900
								70.7	84.1	161.2	0.30	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
BUTLER DANIEL L & KATHY	FISK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000

NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE		BAPTIST LAKE FRONTAGE	401	100.0	93.3	195.5	0.40	\$99,900
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
MENZIES LIVING TRUST	TLJ FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
								613.5	682.8	1,168.5	2.54	\$2,724,900
								76.7	85.4	146.1	0.32	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
BUTLER DANIEL L & KATHY	FI SK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000
NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
MENZIES LIVING TRUST	TLJ FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
								513.5	589.6	973.0	2.14	\$2,625,000
								73.4	84.2	139.0	0.31	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
BUTLER DANIEL L & KATHY	FI SK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000
NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
SCHENK SANDRA D	MENZIES LIVING TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
MENZIES LIVING TRUST	TLJ FAMILY TRUST	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$300,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
								419.5	500.2	846.0	1.91	\$2,175,000
								69.9	83.4	141.0	0.32	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
								94.0	89.4	127.0	0.22	\$450,000
								94.0	89.4	127.0	0.22	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
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HATHAWAY MICHAEL	SMITH TODD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	61.5	89.9	169.0	0.34	\$155,000
TROOP LORINDA J TRUST	YATES JANICE & CHRISTOPHER	C	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	49.6	78.5	296.0	0.38	\$360,000
BOOMGAARD ANDREW B & MARY C	BLAIN ALYSSA & MCCracken CHAD	CD	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	55.0	74.2	97.5	0.14	\$249,900
KARSTON MICHAEL & ROZEMA JANET	FLINT DAVID & REBECCA	C	0	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	108.4	97.2	195.5	0.36	\$380,000
LIST SHILA B	MERINGA LIVING TRUST	C	(5)	RANCH	ENGLEWRIGHT LAKE FRONTAGE	401	60.0	79.8	203.0	0.28	\$367,000
							334.6	419.7	961.0	1.50	\$1,511,900
							66.9	83.9	192.2	0.30	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
LENTZ BRIAN & KATHY	JDV LLC	C	0	MOBILE		BAPTIST LAKE FRONTAGE	401	100.0	93.3	195.5	0.40	\$99,900
								100.0	93.3	195.5	0.40	\$99,900
								100.0	93.3	195.5	0.40	

Lakes Improved Sales 4/01/2022-03/31/2024

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
67,500	90,000	157,500	\$4,787	\$5,032	\$307,046	\$3,266	\$3,434	20BLF	CHANNELFRONTAGE			Northwest	
78,750	105,000	183,750	\$5,043	\$4,913	\$367,588	\$3,531	\$3,440	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$3,155	\$3,210	\$244,685	\$2,376	\$2,416	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$5,159	\$4,009	\$210,258	\$3,337	\$2,594	20BLF	BAPTIST LAKE FF			South	
23,250	31,000	54,250	\$2,520	\$1,723	\$63,402	\$1,031	\$705	20ELF	ENGLEWRIGHT FF			NorthWest	
14,985	19,980	34,965	\$999	\$1,071	\$7,185	\$72	\$77	111	BACK LOTS			North	
45,000	60,000	105,000	\$6,034	\$4,116	\$181,360	\$3,648	\$2,488	20BLF	BAPTIST LAKE FF			East	
45,000	60,000	105,000	\$6,034	\$4,116	\$176,526	\$3,550	\$2,422	20BLF	BAPTIST LAKE FF			East	
60,000	80,000	140,000	\$8,000	\$6,134	\$218,582	\$4,372	\$3,352	20BLF	BAPTIST LAKE FF			South	
54,000	72,000	126,000	\$7,252	\$4,584	\$164,315	\$3,310	\$2,092	20ELF	ENGLEWRIGHT FF			North	
37,485	49,980	87,465	\$4,544	\$3,368	\$149,947	\$2,726	\$2,021	20ELF	ENGLEWRIGHT FF			East	
57,000	76,000	133,000	\$3,506	\$3,910	\$177,984	\$1,642	\$1,831	20ELF	ENGLEWRIGHT FF			West	
55,050	73,400	128,450	\$6,116	\$4,596	\$212,165	\$3,535	\$2,657	20ELF	ENGLEWRIGHT FF			West	
48,886	65,182	114,068	\$4,858		\$5,906,371	\$2,800	\$2,271						
	65,000	Median											

Lakes Improved Sales 4/01/2022-03/31/2024 W/O 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
67,500	90,000	157,500	\$4,787	\$5,032	\$307,046	\$3,266	\$3,434	20BLF	CHANNELFRONTAGE			Northwest	
78,750	105,000	183,750	\$5,043	\$4,913	\$367,588	\$3,531	\$3,440	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$3,155	\$3,210	\$244,685	\$2,376	\$2,416	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$5,159	\$4,009	\$210,258	\$3,337	\$2,594	20BLF	BAPTIST LAKE FF			South	
23,250	31,000	54,250	\$2,520	\$1,723	\$63,402	\$1,031	\$705	20ELF	ENGLEWRIGHT FF			NorthWest	Outlier-Not Used
45,000	60,000	105,000	\$6,034	\$4,116	\$181,360	\$3,648	\$2,488	20BLF	BAPTIST LAKE FF			East	
45,000	60,000	105,000	\$6,034	\$4,116	\$176,526	\$3,550	\$2,422	20BLF	BAPTIST LAKE FF			East	
60,000	80,000	140,000	\$8,000	\$6,134	\$218,582	\$4,372	\$3,352	20BLF	BAPTIST LAKE FF			South	
54,000	72,000	126,000	\$7,252	\$4,584	\$164,315	\$3,310	\$2,092	20ELF	ENGLEWRIGHT FF			North	
37,485	49,980	87,465	\$4,544	\$3,368	\$149,947	\$2,726	\$2,021	20ELF	ENGLEWRIGHT FF			East	
57,000	76,000	133,000	\$3,506	\$3,910	\$177,984	\$1,642	\$1,831	20ELF	ENGLEWRIGHT FF			West	
55,050	73,400	128,450	\$6,116	\$4,596	\$212,165	\$3,535	\$2,657	20ELF	ENGLEWRIGHT FF			West	
51,711	68,948	120,660	\$5,179		\$5,906,371	\$3,209	\$2,613						
	68,500	Median											

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 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
67,500	90,000	157,500	\$4,787	\$5,032	\$307,046	\$3,266	\$3,434	20BLF	CHANNELFRONTAGE			Northwest	
78,750	105,000	183,750	\$5,043	\$4,913	\$367,588	\$3,531	\$3,440	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$3,155	\$3,210	\$244,685	\$2,376	\$2,416	20BLF	BAPTIST LAKE FF			West	

48,750	65,000	113,750	\$5,159	\$4,009	\$210,258	\$3,337	\$2,594	20BLF	BAPTIST LAKE FF		South
14,985	19,980	34,965	\$999	\$1,071	\$7,185	\$72	\$77	111	BACK LOTS		North
45,000	60,000	105,000	\$6,034	\$4,116	\$181,360	\$3,648	\$2,488	20BLF	BAPTIST LAKE FF		East
45,000	60,000	105,000	\$6,034	\$4,116	\$176,526	\$3,550	\$2,422	20BLF	BAPTIST LAKE FF		East
60,000	80,000	140,000	\$8,000	\$6,134	\$218,582	\$4,372	\$3,352	20BLF	BAPTIST LAKE FF		South
51,092	68,123	119,214	\$4,901		\$5,906,371	\$3,019	\$2,528				
	65,000	Median									

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 FF & Channel

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
67,500	90,000	157,500	\$4,787	\$5,032	\$307,046	\$3,266	\$3,434	20BLF	CHANNELFRONTAGE			Northwest	
78,750	105,000	183,750	\$5,043	\$4,913	\$367,588	\$3,531	\$3,440	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$3,155	\$3,210	\$244,685	\$2,376	\$2,416	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$5,159	\$4,009	\$210,258	\$3,337	\$2,594	20BLF	BAPTIST LAKE FF			South	
45,000	60,000	105,000	\$6,034	\$4,116	\$181,360	\$3,648	\$2,488	20BLF	BAPTIST LAKE FF			East	
45,000	60,000	105,000	\$6,034	\$4,116	\$176,526	\$3,550	\$2,422	20BLF	BAPTIST LAKE FF			East	
60,000	80,000	140,000	\$8,000	\$6,134	\$218,582	\$4,372	\$3,352	20BLF	BAPTIST LAKE FF			South	
56,250	75,000	131,250	\$5,459		\$5,906,371	\$3,440	\$2,878						
	65,000	Median											

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 FF W/O Channel

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
78,750	105,000	183,750	\$5,043	\$4,913	\$367,588	\$3,531	\$3,440	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$3,155	\$3,210	\$244,685	\$2,376	\$2,416	20BLF	BAPTIST LAKE FF			West	
48,750	65,000	113,750	\$5,159	\$4,009	\$210,258	\$3,337	\$2,594	20BLF	BAPTIST LAKE FF			South	
45,000	60,000	105,000	\$6,034	\$4,116	\$181,360	\$3,648	\$2,488	20BLF	BAPTIST LAKE FF			East	
45,000	60,000	105,000	\$6,034	\$4,116	\$176,526	\$3,550	\$2,422	20BLF	BAPTIST LAKE FF			East	
60,000	80,000	140,000	\$8,000	\$6,134	\$218,582	\$4,372	\$3,352	20BLF	BAPTIST LAKE FF			South	
54,375	72,500	126,875	\$5,571		\$5,906,371	\$3,469	\$2,785		Used \$2,800				
	65,000	Median							Used \$2,000 for the Channel. Did not want to change from \$1,300 to \$2,800 - \$3,400 from one sale especially because sale seems an outlier. Will keep watching channel sales.				

Baptist Lakes Improved Sales 4/01/2022-03/31/2024 FF & Channel

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
67,500	90,000	157,500	\$4,787	\$5,032	\$307,046	\$3,266	\$3,434	20BLF	CHANNELFRONTAGE			Northwest	
67,500	90,000	157,500	\$4,787		\$5,906,371	\$3,266	\$3,434						
	90,000	Median											

Englewright Improved Sales 4/01/2022-03/31/2024 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
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