

2025 RESIDENTIAL SALE STUDY - FINAL
4005 SECTION (EAST)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-004-4021-000	3278 BRACE RD	10/14/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$74,700	35.59	\$164,776	\$100,124	\$55,000	100.0	300.0
20-004-4034-000	3352 BRACE RD	07/18/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$59,100	39.93	\$133,827	\$66,089	\$51,916	94.4	330.0
20-009-3024-000	3078 CARRIGAN RD	07/14/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,700	54.75	\$136,410	\$22,895	\$39,305	71.5	167.0
20-009-3029-000	3204 CARRIGAN RD	05/24/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,400	48.44	\$146,712	\$48,251	\$59,963	109.0	211.0
20-009-4004-250	5200 PARKER RD	06/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,600	44.24	\$247,595	\$94,899	\$92,494	168.2	320.0
20-015-4011-000	4665 MEADOWLAWN DR	03/06/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,900	41.29	\$205,173	\$84,090	\$64,263	116.8	297.0
20-016-1011-000	3363 CARRIGAN RD	12/28/23	\$49,900	MLC	03-ARM'S LENGTH	\$49,900	\$25,200	50.50	\$50,400	\$49,900	\$50,400	252.9	825.0
20-016-1014-000	3333 CARRIGAN RD	12/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,800	32.26	\$156,326	\$115,234	\$36,560	491.0	1287.0
20-022-4002-000	4120 VELMA DR	11/16/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$21,300	28.40	\$47,261	\$62,683	\$34,944	63.5	132.0
20-105-0012-000	4546 MEADOWLAWN DR	08/08/22	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$54,100	40.37	\$146,049	\$27,051	\$39,100	71.1	301.2
20-315-0009-000	4028 HELEN AVE	06/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,500	35.00	\$124,220	\$60,724	\$34,944	63.5	132.0
20-315-0022-000	4065 HELEN AVE	03/09/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,500	31.78	\$210,427	\$49,517	\$34,944	63.5	132.0
Totals:			\$1,956,800			\$1,956,800	\$768,800		\$1,769,176	\$781,457	\$593,833	1,665.5	
								Sale. Ratio =>	39.29			Average	
								Std. Dev. =>	8.12			per FF=>	\$469

FRONT FOOT DETERMINATION \$469

USE \$500

4005 SECTION (EAST)

2025 RESIDENTIAL SALES STUDY - FINAL
4020 NORTH RIVER (NORTH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-029-3011-000	3662 NORTH RIVER RD	12/12/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,000	31.11	\$132,002	\$94,479	\$46,481	71.5	300.0
20-090-0044-000	3236 NORTH RIVER RD	04/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,700	36.73	\$156,331	\$69,235	\$57,566	88.6	385.0
20-090-0068-000	3423 NORTH RIVER RD	09/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,400	41.20	\$217,790	\$40,598	\$58,388	89.8	283.0
20-090-0069-000	3451 NORTH RIVER RD	06/27/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,800	32.64	\$243,170	\$51,286	\$74,456	114.5	433.0
20-090-0087-000	3578 NORTH RIVER RD	03/21/24	\$285,900	WD	03-ARM'S LENGTH	\$285,900	\$99,000	34.63	\$247,778	\$87,666	\$49,544	76.2	96.5
20-090-0095-000	3510 NORTH RIVER RD	09/29/23	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$43,100	32.43	\$103,438	\$72,311	\$42,849	65.9	257.0
20-090-0097-000	3631 PARKER RD	03/15/23	\$120,750	WD	03-ARM'S LENGTH	\$120,750	\$35,600	29.48	\$92,609	\$70,241	\$42,100	64.8	138.4
20-091-0085-000	4080 NORTH RIVER RD	12/14/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$78,700	35.06	\$208,890	\$67,590	\$51,980	80.0	218.3
20-091-0109-000	4490 NORTH RIVER RD	07/08/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$91,100	36.45	\$234,880	\$76,368	\$61,348	94.4	286.6
20-165-0005-000	4184 NORTH RIVER RD	09/05/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,100	44.14	\$232,015	\$48,846	\$60,861	93.6	179.1
20-165-0015-000	4134 NORTH RIVER RD	09/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,900	55.27	\$210,546	\$50,915	\$111,461	171.5	517.0
20-166-0017-000	3625 ANGUS RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,300	43.61	\$300,906	\$44,309	\$115,215	177.3	628.4
20-166-0019-000	3645 ANGUS RD	01/27/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,100	41.27	\$258,427	\$101,781	\$115,208	177.2	628.3
20-320-0001-200	3506 MILTON RD	11/16/23	\$273,300	WD	03-ARM'S LENGTH	\$273,300	\$119,500	43.72	\$279,197	\$50,703	\$56,600	87.1	99.1
20-320-0001-200	3506 MILTON RD	11/16/23	\$276,000	LC	03-ARM'S LENGTH	\$276,000	\$119,500	43.30	\$279,197	\$53,403	\$56,600	87.1	99.1
20-320-0022-000	3611 MILTON RD	03/21/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,000	41.40	\$222,122	\$36,083	\$43,205	66.5	180.0
20-328-0019-001	3408 NORTH RIVER RD	04/27/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$78,000	37.16	\$182,966	\$82,925	\$55,991	86.1	180.0
20-495-0015-000	3391 LOMAR DR	06/03/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$83,400	35.49	\$217,928	\$55,276	\$38,204	58.8	114.0
20-578-0002-000	3712 STATE RD	08/15/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$61,700	33.35	\$176,047	\$70,617	\$61,664	94.9	297.0
20-578-0010-000	3590 STATE RD	03/28/23	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$47,800	17.84	\$255,533	\$74,031	\$61,664	94.9	297.0
20-578-0013-000	3550 STATE RD	05/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$82,100	37.32	\$214,719	\$66,945	\$61,664	94.9	297.0
20-578-0016-000	3994 NORTH RIVER RD	12/12/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$103,600	45.04	\$227,278	\$56,486	\$53,764	82.7	158.9
20-578-0018-000	3974 NORTH RIVER RD	11/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,500	44.32	\$234,629	\$39,510	\$54,139	83.3	228.9
20-579-0053-000	3639 TEEPLE AVE	04/17/23	\$245,000	OTH	03-ARM'S LENGTH	\$245,000	\$91,500	37.35	\$232,251	\$74,413	\$61,664	94.9	297.0
20-730-0011-000	3090 NORTH RIVER RD	03/14/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$121,300	49.11	\$255,970	\$62,112	\$71,082	109.4	423.0
20-730-0017-000	3048 NORTH RIVER RD	08/26/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$77,700	33.21	\$218,365	\$76,222	\$60,587	93.2	244.0
Totals:			\$5,685,050			\$5,685,050	\$2,173,400		\$5,634,984	\$1,674,351	\$1,624,285	2,498.9	
								Sale. Ratio =>	38.23	Average			
								Std. Dev. =>	7.31	per FF=>		\$670	

FRONT FOOT DETERMINATION \$670

USE \$700

4020 NORTH RIVER (NORTH)

Average	16.90	16.91	Average	
per Net Acre=>	99,085.75		per SqFt=>	\$2.27

per Net Acre=>

per SqFt=>

\$2.27

2025 RESIDENTIAL SALES STUDY - FINAL
4035 SHOREVIEW - OLD FARM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-005-2001-000	5841 SAN JUAN DR	02/07/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,200	38.64	\$321,067	\$30,402	\$71,469	110.0	200.0
20-585-0014-000	4272 GUILFORD LANE	07/18/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,800	45.63	\$300,526	\$14,382	\$69,908	107.6	155.0
20-587-0003-000	3707 W SURREY LANE	09/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$91,900	30.63	\$313,145	\$62,236	\$75,381	116.0	127.5
20-587-0007-000	4329 OLD FORGE DR	01/10/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,800	39.92	\$250,068	\$56,510	\$51,578	79.4	150.0
20-588-0020-000	3672 OLD FARM LANE	06/12/23	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$112,600	45.77	\$227,863	\$67,862	\$49,725	76.5	134.0
20-588-0024-000	4225 SURREY LANE	12/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,700	45.61	\$272,023	\$56,727	\$48,750	75.0	134.0
20-589-0002-000	4253 OLD FORGE DR	06/23/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$119,800	45.38	\$261,849	\$50,901	\$48,750	75.0	134.0
20-589-0003-000	4247 OLD FORGE DR	06/09/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$101,700	43.65	\$266,175	\$15,575	\$48,750	75.0	134.0
20-589-0004-000	4233 OLD FORGE DR	01/23/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,300	33.59	\$221,547	\$72,203	\$48,750	75.0	134.0
20-589-0037-001	4163 QUAKER HILL DR	03/26/24	\$313,750	MLC	03-ARM'S LENGTH	\$313,750	\$134,900	43.00	\$299,791	\$89,976	\$76,017	116.9	234.0
20-589-0049-000	3686 E SURREY LANE	06/28/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,900	37.16	\$269,417	\$66,636	\$51,053	78.5	135.9
20-589-0086-000	4280 OLD FORGE DR	10/30/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$211,900	71.83	\$308,367	\$44,286	\$57,653	88.7	187.4
20-590-0004-000	3612 OLD FARM LANE	01/09/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$123,300	47.44	\$261,902	\$48,494	\$50,496	77.7	143.8
20-590-0013-000	3544 OLD FARM LANE	11/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,500	38.13	\$222,555	\$63,900	\$46,455	71.5	145.9
20-590-0017-000	3551 OLD FARM LANE	08/14/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$126,800	42.41	\$285,547	\$61,377	\$47,924	73.7	129.5
20-590-0022-000	3589 OLD FARM LANE	06/28/22	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$101,300	34.63	\$278,049	\$64,102	\$49,651	76.4	139.0
20-725-0006-000	3245 S SHOREVIEW DR	07/07/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,400	38.20	\$189,563	\$75,558	\$65,121	100.2	134.5
20-725-0009-000	3257 S SHOREVIEW DR	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,800	41.73	\$199,869	\$91,764	\$71,633	110.2	134.5
20-725-0026-000	3219 N SHOREVIEW DR	08/24/22	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$73,800	36.09	\$180,919	\$88,702	\$65,121	100.2	134.5
20-725-0037-000	3248 N SHOREVIEW DR	01/12/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,200	47.71	\$285,153	\$55,210	\$65,363	100.6	135.5
Totals:			\$5,232,650			\$5,232,650	\$2,226,600		\$5,215,395	\$1,176,803	\$1,159,548	1,783.9	
								Sale. Ratio =>	42.55	Average			
								Std. Dev. =>	8.47	per FF=>			

FRONT FOOT DETERMINATION \$660

USE \$700

2025 RESIDENTIAL SALES STUDY - FINAL
4035 SHOREVIEW - OLD FARM

[illegible]

2025 RESIDENTIAL SALES STUDY - FINAL
4040 SECTION (SOUTH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-017-3012-000	3586 KEEWAHDIN RD	02/26/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,300	44.02	\$118,001	\$39,884	\$45,885	70.6	572.0
20-017-3015-000	3614 KEEWAHDIN RD	06/20/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$85,500	32.28	\$238,637	\$71,263	\$45,000	189.6	660.0
20-018-3004-000	4130 KEEWAHDIN RD	08/31/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$71,800	34.85	\$184,748	\$64,705	\$43,453	66.9	264.0
20-019-3002-000	4291 STATE RD	01/03/23	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$37,500	32.61	\$98,824	\$64,818	\$48,642	74.8	280.0
20-019-3017-001	4034 KRAFFT	05/12/23	\$301,600	WD	03-ARM'S LENGTH	\$301,600	\$107,200	35.54	\$275,603	\$75,137	\$49,140	206.6	659.0
20-020-2004-050	4357 PINE GROVE RD	01/25/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,700	43.42	\$234,663	\$76,732	\$86,395	132.9	238.5
20-020-4001-500	4290 STATE RD	10/27/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,400	38.26	\$231,524	\$67,671	\$34,195	52.6	246.0
20-021-1014-500	4272 PARKER RD	05/23/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,300	29.10	\$237,279	\$84,988	\$77,267	118.9	155.0
20-021-4001-000	4252 PARKER RD	05/12/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$34,700	82.62	\$29,711	\$39,649	\$27,360	103.7	800.0
20-021-4021-000	4080 PARKER RD	06/21/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$70,500	35.27	\$180,836	\$80,052	\$60,988	93.8	495.0
20-021-4022-000	4084 PARKER RD	08/04/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$62,700	29.03	\$197,652	\$79,336	\$60,988	93.8	495.0
20-028-1005-000	3453 KRAFFT RD	04/20/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$89,500	38.58	\$247,861	\$57,618	\$73,479	113.0	326.0
20-028-1021-100	3867 ESTATES DR	06/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,500	33.51	\$233,819	\$95,168	\$43,987	67.7	200.0
20-028-2011-000	3151 KRAFFT RD	10/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,400	32.00	\$166,141	\$53,147	\$49,288	75.8	660.0
20-028-2017-000	3955 PINE GROVE RD	06/29/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$59,100	37.91	\$187,048	\$46,189	\$77,337	119.0	453.0
20-029-1017-000	3691 POLLINA AVE	12/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$46,300	30.87	\$132,251	\$75,887	\$58,138	89.4	400.0
20-029-1018-001	3776 STATE RD	02/15/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$184,800	47.38	\$410,838	\$33,162	\$54,000	299.5	530.1
20-029-1022-001	3908 STATE RD	10/03/23	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$105,200	41.66	\$271,482	\$58,950	\$77,932	119.9	264.0
20-029-2008-000	3943 PARKER RD	06/13/23	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$54,800	45.29	\$142,513	\$30,394	\$51,907	79.9	183.0
20-030-1001-210	3796 CAMPBELL RD	09/07/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$97,800	38.35	\$227,088	\$69,022	\$41,110	63.2	200.0
20-030-2004-000	3853 STATE RD	09/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$50,100	22.27	\$198,277	\$66,027	\$39,304	60.5	325.0
20-030-2010-000	3757 STATE RD	07/11/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$56,300	36.32	\$146,771	\$65,266	\$57,037	87.7	385.0
20-130-0004-000	3440 BIRCH GROVE TRAIL	05/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$87,300	27.28	\$265,078	\$139,415	\$84,493	130.0	223.5
20-130-0022-000	3471 BIRCH GROVE TRAIL	12/08/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$125,100	41.02	\$295,867	\$93,783	\$84,650	130.2	189.3
20-150-0006-000	4181 PINE GROVE RD	08/11/22	\$171,000	OTH	03-ARM'S LENGTH	\$171,000	\$72,300	42.28	\$195,197	\$66,090	\$90,287	138.9	283.8
20-150-0045-000	4161 PINE GROVE RD	10/04/23	\$146,450	WD	03-ARM'S LENGTH	\$146,450	\$57,100	38.99	\$141,788	\$95,303	\$90,641	139.4	198.5
20-150-0047-000	4141 PINE GROVE RD	05/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,200	31.64	\$222,832	\$93,735	\$91,567	140.9	289.9
20-150-0048-000	4131 PINE GROVE RD	07/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,600	29.30	\$189,541	\$92,814	\$82,355	126.7	267.5
20-160-0011-000	4095 BUCKLEY DR	09/30/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$96,800	38.74	\$249,274	\$32,725	\$32,099	49.4	177.0
20-160-0025-000	4094 TERRANCE COURT	06/28/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$82,400	32.00	\$220,176	\$70,620	\$33,296	51.2	205.0
20-160-0028-000	4091 JAMES COURT	10/11/23	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$147,400	51.54	\$291,624	\$27,672	\$33,296	51.2	205.0
20-230-0004-000	3505 DYKEMAN RD	04/29/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$73,200	36.62	\$191,226	\$85,583	\$76,909	118.3	105.0
20-230-0007-000	3797 PARKER RD	02/10/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$177,227	\$56,697	\$68,924	106.0	303.1
20-286-0016-000	3465 OAK LEAF DR	07/28/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,600	33.56	\$211,890	\$86,672	\$28,562	43.9	133.6
20-300-0002-000	4040 JAMES COURT	03/10/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$144,200	41.81	\$381,502	\$89,921	\$126,523	194.7	225.3
20-326-0012-000	3856 KEEWAHDIN	02/27/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$90,400	38.47	\$213,933	\$86,192	\$65,125	100.2	297.0
20-326-0016-000	3922 KEEWAHDIN RD	07/28/23	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$40,100	24.53	\$97,323	\$92,878	\$26,701	41.1	150.0
20-326-0032-017	3877 SPARTAN DR	09/19/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$196,700	41.85	\$462,391	\$85,258	\$77,649	119.5	297.0
20-510-0011-000	3655 ORVALL DR	01/03/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$45,600	24.65	\$114,095	\$116,790	\$45,885	70.6	194.2
20-510-0015-000	3592 ORVALL DR	01/12/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$48,300	26.11	\$150,489	\$79,789	\$45,278	69.7	190.0
20-515-0003-000	4080 PINE GROVE RD	12/13/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$95,600	29.42	\$288,021	\$91,873	\$54,894	84.5	190.0
20-610-0001-000	3726 STATE RD	08/26/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,800	37.05	\$201,976	\$32,953	\$24,929	38.4	126.0
20-618-0003-000	3335 SIMPSON RD	03/02/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$80,000	35.09	\$204,894	\$57,139	\$34,033	52.4	177.0
20-618-0008-000	3295 SIMPSON RD	05/26/22	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$73,300	31.13	\$198,065	\$69,994	\$32,559	50.1	162.0
20-718-0013-000	4020 DEVONSHIRE RD	02/05/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,900	43.71	\$244,259	\$58,871	\$63,130	97.1	204.0
20-718-0014-000	4034 DEVONSHIRE RD	02/05/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,800	76.00	\$59,234	\$30,000	\$59,234	91.1	185.0

2025 RESIDENTIAL SALES STUDY - FINAL
4040 SECTION (SOUTH)

20-718-0017-000	4060 DEVONSHIRE RD	07/17/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$112,100	38.13	\$279,432	\$73,496	\$58,928	90.7	179.5
20-718-0021-500	3959 BEDFORD RD	07/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,000	36.52	\$235,581	\$52,198	\$57,779	88.9	153.6
20-730-0028-000	3135 SIMPSON RD	09/26/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,500	36.25	\$208,951	\$49,256	\$58,207	89.5	495.0
20-730-0048-000	3050 SIMPSON RD	01/11/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,800	36.85	\$259,804	\$57,034	\$56,838	87.4	472.0
20-737-0002-000	3331 KRAFFT RD	08/02/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$67,000	30.59	\$154,469	\$90,049	\$25,518	39.3	137.0
20-737-0005-000	3307 KRAFFT RD	08/31/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,100	34.76	\$150,698	\$44,820	\$25,518	39.3	137.0
20-738-0006-000	3322 SAPPHIRE LANE	05/01/23	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$94,600	40.79	\$215,959	\$41,459	\$25,518	39.3	137.0
20-738-0020-000	3253 SAPPHIRE LANE	04/01/22	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$60,000	30.85	\$155,352	\$65,442	\$26,294	40.5	130.0
20-738-0027-000	3309 SAPPHIRE LANE	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,700	38.09	\$220,694	\$29,164	\$24,858	38.2	130.0
20-759-0003-000	4515 STATE RD	04/08/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,600	34.80	\$179,872	\$58,692	\$38,564	59.3	275.0
20-759-0015-000	4056 KEEWAHDIN RD	06/03/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,600	36.28	\$134,195	\$40,271	\$29,466	111.1	823.5
20-759-0019-000	4110 KEEWAHDIN RD	05/06/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$95,200	42.79	\$227,723	\$46,077	\$51,300	146.6	1433.5
20-768-0029-000	4310 PINE GROVE RD	05/09/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$101,800	31.23	\$267,724	\$97,534	\$39,258	166.1	613.0
20-768-0035-000	4395 PARKER RD	11/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,400	51.66	\$198,465	\$53,944	\$77,409	119.1	81.2
20-888-0022-000	3744 ESTATES DR	07/13/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$171,900	39.70	\$393,382	\$110,001	\$70,383	108.3	233.0
20-888-0031-000	3702 ESTATES DR	02/13/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$114,400	36.78	\$295,978	\$53,853	\$38,831	59.7	152.8
20-888-0044-000	3657 WOODED TWIGS DR	02/23/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,200	38.83	\$292,736	\$87,166	\$54,902	84.5	142.1
Totals:			\$14,393,350			\$14,393,350	\$5,276,500		\$13,530,484	\$4,278,288	\$3,415,422	6,023.1	
								Sale. Ratio =>	36.66	Average			
								Std. Dev. =>	9.71	per FF=>		\$710	

FRONT FOOT DETERMINATION \$710

USE \$750

2025 RESIDENTIAL SALES STUDY - FINAL
4040 SECTION (SOUTH)

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.87	0.87	\$565	\$46,002	\$1.06	66.00	4040	5698/297		SECTION (SOUTH)	0	1	7/27/2020		401	A' FRONTAGE	
2.50	2.50	\$376	\$28,505	\$0.65	165.00	4040	5763/880		SECTION (SOUTH)	0	1	11/2/2022		401	A' FRONTAGE	
0.56	0.56	\$968	\$115,959	\$2.66	92.00	4040	5562/0714		SECTION (SOUTH)	0	1	11/2/2022		401	A' FRONTAGE	
0.64	0.64	\$866	\$100,806	\$2.31	100.00	4040	5589/0807		SECTION (SOUTH)	0	1	8/7/2018		401	A' FRONTAGE	
2.73	2.73	\$364	\$27,523	\$0.63	180.00	4040	5625/0314		SECTION (SOUTH)	0	0	8/23/2023		401	A' FRONTAGE	
0.55	0.55	\$577	\$140,022	\$3.21	100.00	4040	5696/599		SECTION (SOUTH)	0	1	7/30/2020		401	B' FRONTAGE	
0.42	0.42	\$1,286	\$159,601	\$3.66	75.00	4040	5670/0101		SECTION (SOUTH)	0	1	1/5/2022		401	A' FRONTAGE	
1.25	0.76	\$715	\$68,099	\$1.56	213.50	4040	5530/0060		SECTION (SOUTH)	0	1	11/1/2022		401	A' FRONTAGE	
1.52	1.52	\$382	\$26,085	\$0.60	82.00	4040	5624/0554		SECTION (SOUTH)	0	1	12/26/2024		401	A' FRONTAGE	
1.07	1.07	\$853	\$74,675	\$1.71	94.30	4040	5540/0129		SECTION (SOUTH)	0	1	11/2/2022		401	A' FRONTAGE	
1.07	1.07	\$846	\$74,007	\$1.70	94.30	4040	5555/0581		SECTION (SOUTH)	0	1	11/11/2022		401	A' FRONTAGE	
1.05	1.05	\$510	\$54,979	\$1.26	140.00	4040	5528/0487		SECTION (SOUTH)	0	1	12/14/2023		401	A' FRONTAGE	
0.49	0.49	\$1,406	\$193,825	\$4.45	107.00	4040	5639/0030		SECTION (SOUTH)	0	1	8/23/2023		401	A' FRONTAGE	
1.00	1.00	\$701	\$53,147	\$1.22	66.00	4040	5578/0035		SECTION (SOUTH)	0	1	11/14/2022		401	A' FRONTAGE	
1.30	1.30	\$388	\$35,530	\$0.82	125.00	4040	5546/0386		SECTION (SOUTH)	0	1	8/10/2020		401	A' FRONTAGE	
0.92	0.92	\$848	\$82,666	\$1.90	100.00	4040	5591/0981		SECTION (SOUTH)	1	0	12/19/2022		401	A' FRONTAGE	
3.00	3.00	\$111	\$11,054	\$0.25	77.00	4040	5694/488		SECTION (SOUTH)	0	1	11/2/2022		401	B' FRONTAGE	
1.00	1.00	\$492	\$58,950	\$1.35	165.00	4040	5665/0466		SECTION (SOUTH)	0	1	8/23/2023	RESIDENTIAL	401	A' FRONTAGE	
0.56	0.56	\$381	\$54,764	\$1.26	132.00	4040	5642/0095		SECTION (SOUTH)	0	0	8/23/2023		401	A' FRONTAGE	
0.46	0.46	\$1,091	\$150,375	\$3.45	100.00	4040	5664/0025		SECTION (SOUTH)	0	1	8/23/2023		402	A' FRONTAGE	
0.56	0.56	\$1,092	\$117,905	\$2.71	75.00	4040	5662/0549		SECTION (SOUTH)	0	1	7/18/2024		401	A' FRONTAGE	
0.88	0.88	\$744	\$73,830	\$1.69	100.00	4040	5549/0287		SECTION (SOUTH)	0	1	10/18/2010		401	A' FRONTAGE	
0.52	0.52	\$1,073	\$269,662	\$6.19	101.54	4040	5529/0008		SECTION (SOUTH)	0	0	11/2/2022		401	B' FRONTAGE	
0.62	0.62	\$720	\$151,998	\$3.49	142.00	4040	5678/0468		SECTION (SOUTH)	0	1	6/9/2020		401	C' FRONTAGE	
0.81	0.81	\$476	\$81,998	\$1.88	123.69	4040	5555/0691		SECTION (SOUTH)	0	1	11/11/2022		401	C' FRONTAGE	
0.52	0.52	\$683	\$181,876	\$4.18	115.00	4040	5667/0816		SECTION (SOUTH)	0	1	7/30/2020		401	B' FRONTAGE	
1.23	1.23	\$665	\$76,145	\$1.75	185.00	4040	5529/0872		SECTION (SOUTH)	0	1	11/2/2022		401	A' FRONTAGE	
0.55	0.55	\$733	\$167,837	\$3.85	90.00	4040	5552/0867		SECTION (SOUTH)	0	1	11/11/2022		401	B' FRONTAGE	
0.34	0.34	\$663	\$97,107	\$2.23	83.00	4040	5571/0655		SECTION (SOUTH)	0	1	12/14/2023		401	A' FRONTAGE	
0.38	0.38	\$1,379	\$187,819	\$4.31	80.00	4040	5542/0364		SECTION (SOUTH)	0	0	12/14/2023		401	A' FRONTAGE	
0.38	0.38	\$540	\$73,596	\$1.69	80.00	4040	5663/0884		SECTION (SOUTH)	0	1	8/23/2023		401	A' FRONTAGE	
0.48	0.48	\$723	\$177,558	\$4.08	200.00	4040	5536/0424		SECTION (SOUTH)	0	0	8/10/2020		401	E' FRONTAGE	
0.73	0.73	\$535	\$77,349	\$1.78	105.69	4040	5601/0562		SECTION (SOUTH)	0	1	8/23/2023		401	E' FRONTAGE	
0.26	0.26	\$1,972	\$332,077	\$7.62	85.00	4040	5644/0756		SECTION (SOUTH)	0	1	8/23/2023		401	A' FRONTAGE	
1.50	1.50	\$462	\$59,947	\$1.38	289.95	4040	5612/0110		SECTION (SOUTH)	0	1	12/14/2023		401	A' FRONTAGE	
0.89	0.89	\$860	\$97,282	\$2.23	130.00	4040	5697/370		SECTION (SOUTH)	0	1	7/24/2019		401	A' FRONTAGE	
0.26	0.26	\$2,261	\$359,992	\$8.26	75.00	4040	5650/0164		SECTION (SOUTH)	0	1	8/23/2023		401	A' FRONTAGE	
1.06	1.06	\$714	\$80,660	\$1.85	155.00	4040	5662/0493		SECTION (SOUTH)	0	0	10/29/2024		401	A' FRONTAGE	
0.51	0.51	\$1,654	\$231,267	\$5.31	113.27	4040	5686/0108		SECTION (SOUTH)	0	1	8/20/2014		401	A' FRONTAGE	
0.49	0.49	\$1,145	\$161,844	\$3.72	113.00	4040	5686/0666		SECTION (SOUTH)	0	1	7/5/2017		401	A' FRONTAGE	
0.60	0.60	\$1,088	\$153,634	\$3.53	137.00	4040	5683/0322		SECTION (SOUTH)	0	1	7/20/2020		401	A' FRONTAGE	
0.22	0.22	\$859	\$149,109	\$3.42	76.40	4040	5559/0867		SECTION (SOUTH)	0	1	11/11/2022		401	A' FRONTAGE	
0.45	0.45	\$1,091	\$127,542	\$2.93	88.00	4040	5607/0412		SECTION (SOUTH)	0	1	10/30/2017	RES RENTAL	401	A' FRONTAGE	
0.40	0.40	\$1,397	\$173,252	\$3.98	88.00	4040	5537/0258		SECTION (SOUTH)	0	1	10/31/2022		401	A' FRONTAGE	
0.48	0.48	\$606	\$123,161	\$2.83	102.00	4040	5690/0836		SECTION (SOUTH)	0	0	10/30/2017	RESIDENTIAL	401	C' FRONTAGE	
0.43	0.43	\$329	\$70,258	\$1.61	100.50	4040	5690/0834		SECTION (SOUTH)	0	0	12/27/2024	RES VAC	402	C' FRONTAGE	

2025 RESIDENTIAL SALES STUDY - FINAL
4040 SECTION (SOUTH)

0.42	0.42	\$811	\$175,828	\$4.04	101.50	4040 5640/0928	SECTION (SOUTH)	0	0	8/23/2023	401	C' FRONTAGE
0.29	0.29	\$587	\$177,544	\$4.08	83.33	4040 5550/0910	SECTION (SOUTH)	0	1	11/11/2022	401	B' FRONTAGE
1.02	1.02	\$550	\$48,149	\$1.11	90.00	4040 5662/0794	SECTION (SOUTH)	0	0	8/23/2023	401	A' FRONTAGE
0.98	0.98	\$652	\$58,496	\$1.34	90.00	4040 5594/0247	SECTION (SOUTH)	0	1	12/27/2022	401	A' FRONTAGE
0.24	0.24	\$2,294	\$381,564	\$8.76	75.00	4040 5645/0056	SECTION (SOUTH)	0	1	7/18/2024	401	A' FRONTAGE
0.24	0.24	\$1,142	\$189,915	\$4.36	75.00	4040 5657/0441	SECTION (SOUTH)	0	1	8/23/2023	401	A' FRONTAGE
0.24	0.24	\$1,056	\$175,674	\$4.03	75.00	4040 5619/0075	SECTION (SOUTH)	0	1	8/23/2023	401	A' FRONTAGE
0.26	0.26	\$1,618	\$253,651	\$5.82	65.00	4040 5511/0823	SECTION (SOUTH)	0	1	11/1/2022	401	A' FRONTAGE
0.22	0.22	\$763	\$130,196	\$2.99	75.00	4040 5539/0755	SECTION (SOUTH)	0	1	10/31/2022	401	A' FRONTAGE
0.51	0.51	\$989	\$116,222	\$2.67	80.00	4040 5525/0100	SECTION (SOUTH)	0	1	11/1/2022	401	A' FRONTAGE
1.64	1.64	\$362	\$24,600	\$0.56	86.60	4040 5537/0229	SECTION (SOUTH)	0	1	11/1/2022	401	A' FRONTAGE
2.85	2.85	\$314	\$16,167	\$0.37	86.60	4040 5527/0667	SECTION (SOUTH)	0	1	11/1/2022	401	A' FRONTAGE
4.15	2.18	\$587	\$23,497	\$0.54	140.00	4040 5529/0864	SECTION (SOUTH)	0	1	11/2/2022	401	A' FRONTAGE
0.74	0.74	\$453	\$73,095	\$1.68	269.10	4040 5582/0130	SECTION (SOUTH)	0	1	11/18/2022 RES RENTAL	401	A' FRONTAGE A' FRONTAGE
0.40	0.40	\$1,016	\$273,634	\$6.28	75.07	4040 5646/0535	SECTION (SOUTH)	0	1	12/14/2023	401	D' FRONTAGE
0.18	0.18	\$901	\$300,855	\$6.91	51.14	4040 5602/0852	SECTION (SOUTH)	0	1	8/23/2023	401	D' FRONTAGE
0.25	0.25	\$1,032	\$355,780	\$8.17	75.00	4040 5695/0216	SECTION (SOUTH)	0	1	6/8/2020	401	D' FRONTAGE

53.09	50.63											
Average				Average								
per Net Acre=>	80,582.54			per SqFt=>	\$1.85							

2025 RESIDENTIAL SALES STUDY - FINAL
4050 SECTION (WEST)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-005-4011-000	5718 STATE RD	12/26/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,700	52.83	\$53,769	\$54,157	\$47,926	136.9	300.0
20-280-0008-000	4089 BLUEBERRY LANE	07/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,200	44.39	\$270,044	\$10,313	\$25,357	72.4	162.0
20-280-0014-000	3685 WILSON DR	01/12/24	\$277,000	OTH	03-ARM'S LENGTH	\$277,000	\$117,000	42.24	\$242,253	\$63,690	\$28,943	82.7	279.0
20-280-0036-000	3565 STATE RD	12/12/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$96,000	40.68	\$198,367	\$72,444	\$34,811	99.5	247.3
20-631-0013-000	3780 POLLINA AVE	12/19/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$59,700	50.59	\$123,573	\$23,204	\$28,777	82.2	169.0
20-631-0017-000	3744 DYKEMAN RD	04/21/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$58,500	37.50	\$120,080	\$72,628	\$36,708	104.9	275.0
20-631-0018-000	3740 DYKEMAN RD	09/02/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,500	31.39	\$154,512	\$52,734	\$27,246	77.8	151.5
20-740-0009-000	4090 BLUEBERRY LANE	05/03/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$97,900	43.13	\$202,555	\$54,314	\$29,869	85.3	252.0
Totals:			\$1,509,000			\$1,509,000	\$630,500		\$1,365,153	\$403,484	\$259,637	741.8	
								Sale. Ratio =>	41.78	Average			
								Std. Dev. =>	6.84	per FF=>		\$544	

FRONT FOOT DETERMINATION \$544

USE \$550

4050 SECTION (WEST)

2025 RESIDENTIAL SALES STUDY - FINAL
4070 LAKESHORE WEST COMMERCIAL, BEACH RIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-750-0039-000	5058 LAKESHORE RD	05/31/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,300	31.77	\$275,109	\$44,625	\$104,734	103.8	330.0
20-750-0039-000	5058 LAKESHORE RD	06/30/23	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$89,900	24.43	\$275,109	\$197,625	\$104,734	103.8	330.0
Totals:			\$583,000			\$583,000	\$158,200		\$550,218	\$242,250	\$209,468	207.7	
								Sale. Ratio =>	27.14			Average	
								Std. Dev. =>	5.19			per FF=>	\$1,167

FRONT FOOT DETERMINATION \$1167

USE \$1100

2025 RESIDENTIAL SALES STUDY - FINAL
4070 LAKESHORE WEST COMMERCIAL, BEACH RIGHTS

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
0.78	0.78	\$430	\$57,065	\$1.31	70.00	4070	5537/0508		LAKESHORE WEST	0	1	8/23/2023		401	BEACH "RIGHTS"	
0.78	0.78	\$1,903	\$252,717	\$5.80	70.00	4070	5642/0308		LAKESHORE WEST	0	1	8/23/2023		401	BEACH "RIGHTS"	

1.561.56

Average
per Net Acre=> 154,891.30
Average
per SqFt=> \$3.56

2025 RESIDENTIAL SALES STUDY - FINAL
4070 LAKESHORE WEST A, B, C, E, ON GOLF COURSE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-009-2008-000	5425 LAKESHORE RD	12/20/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$90,800	56.79	\$203,418	\$91,250	\$134,768	168.5	473.5
20-009-3013-000	5075 24TH AVE	09/16/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,200	37.93	\$347,522	\$58,969	\$126,491	158.1	500.0
20-078-0011-000	4787 LAKESHORE RD	05/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,900	56.36	\$198,968	\$29,526	\$88,494	110.6	373.0
20-263-0003-000	5988 E MONTEVISTA DR	07/26/22	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$59,400	38.85	\$155,426	\$64,602	\$67,128	83.9	145.6
20-263-0016-000	5990 W MONTEVISTA DR	04/14/23	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$67,500	45.61	\$172,439	\$37,915	\$62,354	77.9	150.0
20-263-0016-000	5990 W MONTEVISTA DR	07/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,500	30.00	\$172,439	\$114,915	\$62,354	77.9	150.0
20-264-0002-000	5964 E MONTEVISTA DR	07/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,800	50.38	\$280,940	\$36,684	\$107,624	134.5	165.3
20-294-0016-000	4925 FORMAN DR	01/10/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,300	55.21	\$179,721	\$48,562	\$88,283	110.4	205.0
20-450-0004-000	4470 WILLIAM COURT	05/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$68,600	34.47	\$198,717	\$47,835	\$47,552	59.4	116.5
20-450-0005-000	4466 WILLIAM COURT	05/17/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,600	33.30	\$158,554	\$88,515	\$47,069	58.8	114.1
20-450-0007-000	4450 WILLIAM COURT	05/20/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$53,300	28.50	\$169,615	\$63,386	\$46,001	57.5	109.0
20-450-0014-000	4485 WILLIAM COURT	06/29/22	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$73,800	36.02	\$192,572	\$61,794	\$49,466	61.8	122.0
20-468-0090-000	5909 LAKESHORE RD	09/22/23	\$214,112	QC	03-ARM'S LENGTH	\$214,112	\$116,500	54.41	\$257,753	\$27,729	\$71,370	89.2	120.0
20-505-0006-000	1175 WATSON DR	08/01/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$112,100	31.85	\$313,478	\$113,758	\$75,236	94.0	100.0
20-505-0012-000	4120 FAIRWAY DR	04/07/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$201,314	\$16,305	\$32,619	40.8	133.0
20-505-0019-000	4121 FAIRWAY DR	09/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,900	37.97	\$266,886	\$112,471	\$79,357	99.2	123.0
20-615-0013-000	3166 WASHINGTON AVE	07/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,400	37.81	\$216,187	\$56,097	\$62,284	77.9	130.0
20-615-0034-000	3108 ROOSEVELT AVE	05/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$46,700	27.47	\$137,661	\$71,038	\$38,699	48.4	130.0
20-615-0039-000	3140 ROOSEVELT AVE	08/18/23	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$66,700	34.65	\$149,644	\$81,555	\$38,699	48.4	130.0
20-705-0004-000	2780 GRACE RD	12/18/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$95,800	37.57	\$214,683	\$95,743	\$55,426	69.3	150.0
20-744-0010-500	5569 LAKESHORE RD	02/28/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,400	49.46	\$262,494	\$24,178	\$81,672	102.1	307.0
20-744-0018-000	5507 LAKESHORE RD	03/15/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$90,600	41.20	\$220,407	\$46,873	\$47,380	59.2	115.8
20-756-0002-000	2627 KEEWAHDIN RD 2629	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,500	38.41	\$183,216	\$71,469	\$34,685	43.4	132.5
20-756-0008-000	4476 FAIRWAY DR	11/10/23	\$81,519	LC	03-ARM'S LENGTH	\$81,519	\$44,500	54.59	\$101,433	\$16,637	\$36,551	45.7	167.0
20-756-0008-500	4474 FAIRWAY DR	06/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,300	33.32	\$218,358	\$68,193	\$36,551	45.7	167.0
20-756-0024-500	4395 GRATIOT AVE	12/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,000	37.00	\$224,400	\$10,241	\$34,641	43.3	150.0
20-756-0050-000	4254 FAIRWAY DR	12/29/23	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$17,400	40.00	\$36,551	\$43,500	\$36,551	45.7	167.0
20-756-0052-000	4250 FAIRWAY DR	05/24/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,300	52.42	\$295,587	\$19,240	\$54,827	68.5	167.0
20-756-0055-000	4231 GRATIOT AVE	12/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,300	34.20	\$134,006	\$55,485	\$39,491	49.4	150.0
20-756-0055-000	4231 GRATIOT AVE	03/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,300	25.65	\$134,006	\$105,485	\$39,491	49.4	150.0
20-756-0065-000	4205 GRATIOT AVE	12/05/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$125,300	46.41	\$270,175	\$41,394	\$41,569	52.0	150.0
20-756-0082-000	4013 GRATIOT AVE	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,100	46.84	\$257,734	\$61,442	\$69,176	86.5	200.0
20-756-0089-000	1226 KRAFFT RD	06/01/23	\$130,000	OTH	03-ARM'S LENGTH	\$130,000	\$60,800	46.77	\$138,496	\$40,248	\$48,744	60.9	297.0
20-756-0104-000	4461 FAIRWAY DR	12/26/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$51,400	31.93	\$149,102	\$59,731	\$47,833	59.8	286.0
20-756-0123-000	4451 FAIRWAY DR	03/02/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$68,900	31.90	\$209,586	\$54,247	\$47,833	59.8	286.0
20-756-0127-000	4435 FAIRWAY DR	01/18/24	\$237,000	CD	03-ARM'S LENGTH	\$237,000	\$102,000	43.04	\$234,694	\$98,475	\$96,169	120.2	356.8
20-762-0001-000	5263 S LOCUSTWOOD AVE	04/11/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$69,200	25.63	\$180,071	\$117,534	\$27,605	34.5	123.0
20-762-0011-500	5264 LAKESHORE RD	09/29/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,300	39.21	\$137,230	\$55,620	\$28,850	36.1	100.0
20-762-0014-000	5250 LAKESHORE RD	11/22/23	\$100,500	WD	03-ARM'S LENGTH	\$100,500	\$35,700	35.52	\$79,954	\$43,173	\$22,627	28.3	100.0
20-870-0004-000	4579 LAKESHORE RD	09/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,200	37.58	\$271,286	\$67,830	\$99,116	123.9	307.0
Totals:			\$7,993,731			\$7,993,731	\$3,142,100		\$7,926,723	\$2,419,644	\$2,352,636	2,940.8	
								Sale. Ratio =>	39.31	Average			
								Std. Dev. =>	8.75	per FF=>			

FRONT FOOT DETERMINATION \$823

USE \$850

2025 RESIDENTIAL SALES STUDY - FINAL
4070 LAKESHORE WEST A, B, C, E, ON GOLF COURSE

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
1.25	1.19	\$542	\$72,942	\$1.67	109.48	4070	5682/0484		LAKESHORE WEST	0	1	7/27/2011		401	A' FRONTAGE
1.15	1.15	\$373	\$51,367	\$1.18	100.00	4070	5566/0604		LAKESHORE WEST	0	1	11/14/2022		401	A' FRONTAGE
0.69	0.69	\$267	\$42,545	\$0.98	81.00	4070	5537/0524		LAKESHORE WEST	0	1	9/19/2024		401	A' FRONTAGE
0.33	0.33	\$770	\$196,359	\$4.51	98.34	4070	5552/0023		LAKESHORE WEST	0	0	10/9/2020		401	A' FRONTAGE
0.31	0.31	\$486	\$122,306	\$2.81	90.00	4070	5618/0816		LAKESHORE WEST	0	1	8/23/2023		401	A' FRONTAGE
0.31	0.31	\$1,474	\$370,694	\$8.51	90.00	4070	5646/0528		LAKESHORE WEST	0	1	8/23/2023		401	A' FRONTAGE
0.56	0.56	\$273	\$65,390	\$1.50	148.00	4070	5550/0022		LAKESHORE WEST	0	1	11/2/2022		401	A' FRONTAGE
0.51	0.51	\$440	\$94,663	\$2.17	109.00	4070	5687/0860		LAKESHORE WEST	0	1	6/19/2017		401	A' FRONTAGE
0.27	0.27	\$805	\$178,489	\$4.10	100.06	4070	5537/0277		LAKESHORE WEST	1	0	11/2/2022		401	B' FRONTAGE
0.26	0.26	\$1,504	\$337,844	\$7.76	100.06	4070	5627/0161		LAKESHORE WEST	1	0	8/23/2023		401	B' FRONTAGE
0.25	0.25	\$1,102	\$253,544	\$5.82	100.06	4070	5530/0521		LAKESHORE WEST	1	0	11/2/2022		401	B' FRONTAGE
0.28	0.28	\$999	\$218,353	\$5.01	102.94	4070	5546/0403		LAKESHORE WEST	1	0	7/23/2014		401	B' FRONTAGE
0.32	0.32	\$311	\$88,029	\$2.02	116.86	4070	5657/0584		LAKESHORE WEST	0	1	12/23/2020		401	A' FRONTAGE
0.31	0.31	\$1,210	\$372,977	\$8.56	133.00	4070	5553/0901		LAKESHORE WEST	0	1	11/14/2022		401	A' FRONTAGE
0.15	0.15	\$400	\$106,569	\$2.45	50.00	4070	5524/0984		LAKESHORE WEST	0	1	11/1/2022		401	A' FRONTAGE
0.28	0.28	\$1,134	\$398,833	\$9.16	100.00	4070	5565/0176		LAKESHORE WEST	0	1	11/14/2022		401	ON GOLF COURSE
0.30	0.30	\$721	\$187,615	\$4.31	89.15	4070	5551/0404		LAKESHORE WEST	1	0	11/14/2023		401	A' FRONTAGE
0.18	0.18	\$1,469	\$396,860	\$9.11	60.00	4070	5531/0446		LAKESHORE WEST	1	0	11/2/2022		401	A' FRONTAGE
0.18	0.18	\$1,686	\$455,615	\$10.46	60.00	4070	5658/0006		LAKESHORE WEST	0	0	8/23/2023		401	A' FRONTAGE
0.28	0.28	\$1,382	\$348,156	\$7.99	80.00	4070	5685/279		LAKESHORE WEST	0	1	8/22/2015		401	A' FRONTAGE
0.59	0.59	\$237	\$41,119	\$0.94	80.30	4070	5695/484		LAKESHORE WEST	0	0	11/19/2014		401	A' FRONTAGE
0.27	0.27	\$791	\$176,214	\$4.05	100.00	4070	5705/7		LAKESHORE WEST	0	1	7/9/2024		401	E' FRONTAGE
0.17	0.16	\$1,648	\$415,517	\$9.54	54.90	4070	5653/0706		LAKESHORE WEST	0	0	8/23/2023	RES DUPLEX	401	A' FRONTAGE
0.19	0.19	\$364	\$86,651	\$1.99	50.00	4070	5670/0448		LAKESHORE WEST	1	0	12/27/2024	RES RENTAL	401	A' FRONTAGE
0.19	0.19	\$1,493	\$355,172	\$8.15	50.00	4070	5537/0208		LAKESHORE WEST	0	1	5/23/2013		401	A' FRONTAGE
0.17	0.17	\$237	\$59,541	\$1.37	50.00	4070	5591/0887		LAKESHORE WEST	0	1	12/19/2022		401	A' FRONTAGE
0.19	0.19	\$952	\$226,563	\$5.20	50.00	4070	5682/0988		LAKESHORE WEST	0	1	10/9/2024		401	A' FRONTAGE
0.29	0.29	\$281	\$66,806	\$1.53	75.00	4070	5624/0632		LAKESHORE WEST	0	1	6/27/2018		401	A' FRONTAGE
0.20	0.20	\$1,124	\$283,087	\$6.50	57.00	4070	5590/0606		LAKESHORE WEST	0	1	6/16/2011		401	A' FRONTAGE
0.20	0.20	\$2,137	\$538,189	\$12.36	57.00	4070	5606/0502		LAKESHORE WEST	0	1	6/16/2011		401	A' FRONTAGE
0.21	0.21	\$797	\$199,971	\$4.59	60.00	4070	5680/0929		LAKESHORE WEST	0	1	11/2/2022		401	A' FRONTAGE
0.40	0.40	\$711	\$154,766	\$3.55	86.47	4070	5667/0933		LAKESHORE WEST	0	1	8/23/2023		401	A' FRONTAGE
0.34	0.34	\$661	\$118,029	\$2.71	50.00	4070	5629/0502		LAKESHORE WEST	0	1	NOT INSPECTED		401	A' FRONTAGE
0.33	0.33	\$999	\$182,107	\$4.18	50.00	4070	5592/0138		LAKESHORE WEST	0	1	12/22/2022		401	A' FRONTAGE
0.33	0.33	\$907	\$165,387	\$3.80	50.00	4070	5606/0525		LAKESHORE WEST	0	1	8/23/2023		401	A' FRONTAGE
0.74	0.74	\$819	\$133,616	\$3.07	90.00	4070	5696/836		LAKESHORE WEST	0	1	7/31/2020		401	A' FRONTAGE
0.12	0.12	\$3,406	\$947,855	\$21.76	44.00	4070	5519/0284		LAKESHORE WEST	0	0	11/1/2022		401	A' FRONTAGE
0.12	0.12	\$1,542	\$475,385	\$10.91	51.00	4070	5661/0552		LAKESHORE WEST	0	0	6/13/2013		401	A' FRONTAGE
0.09	0.09	\$1,526	\$469,272	\$10.77	40.00	4070	5684/0263		LAKESHORE WEST	0	1	12/14/2023		401	A' FRONTAGE
0.71	0.71	\$547	\$96,213	\$2.21	100.00	4070	5565/0180		LAKESHORE WEST	0	1	11/14/2022		401	A' FRONTAGE

14.00	13.92		
Average		Average	
per Net Acre=>	172,881.11	per SqFt=>	\$3.97

2025 RESIDENTIAL SALE STUDY - FINAL
4095 DESMOND BEACH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-190-0011-000	4766 LAKESHORE RD	05/25/22	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$36,200	44.69	\$104,037	\$47,496	\$70,533	41.5	67.5
20-297-0004-000	2971 MAPLEWOOD DR	09/20/23	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$137,000	39.14	\$317,408	\$152,469	\$119,877	70.5	99.4
20-297-0006-000	2996 SYLVAN DR	05/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,200	34.86	\$238,860	\$122,399	\$151,259	89.0	95.0
20-297-0024-000	3063 SYLVAN DR	04/28/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,800	33.90	\$202,887	\$99,213	\$102,100	60.1	95.0
20-297-0029-000	3015 SYLVAN DR	02/03/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,300	34.65	\$304,536	\$126,930	\$156,466	92.0	101.8
20-297-0029-000	3015 SYLVAN DR	08/10/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$105,900	32.10	\$304,536	\$181,830	\$156,466	92.0	101.8
20-297-0057-000	3069 WOODLAND DR	08/30/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$61,900	31.11	\$154,583	\$112,483	\$68,066	40.0	95.0
20-297-0059-001	3057 WOODLAND DR	09/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100	38.15	\$311,551	\$124,371	\$170,922	100.5	95.0
20-468-0002-000	2964 ELMWOOD DR	02/23/23	\$595,725	WD	03-ARM'S LENGTH	\$595,725	\$310,100	52.05	\$623,656	\$80,681	\$108,612	67.9	72.0
20-468-0033-001	3045 ELMWOOD DR	09/22/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$123,000	34.17	\$324,953	\$132,190	\$97,143	57.1	86.0
20-468-0048-001	2980 MAPLEWOOD DR	09/01/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$158,200	28.76	\$388,530	\$229,830	\$68,360	40.2	88.0
20-468-0054-000	3016 MAPLEWOOD DR	11/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,600	54.82	\$294,691	\$44,684	\$119,375	70.2	88.0
20-468-0064-500	3086 MAPLEWOOD DR	08/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,400	32.57	\$183,058	\$85,174	\$58,232	34.3	88.0
20-468-0064-500	3086 MAPLEWOOD DR	01/31/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,400	32.57	\$183,058	\$85,174	\$58,232	34.3	88.0
20-468-0068-000	3087 MAPLEWOOD DR	09/07/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,900	33.15	\$245,123	\$114,514	\$124,637	73.3	73.0
20-468-0084-000	2981 MAPLEWOOD DR	03/25/24	\$577,500	WD	03-ARM'S LENGTH	\$577,500	\$205,600	35.60	\$531,454	\$143,259	\$97,213	57.2	109.0
20-675-0004-000	2666 RIALTO COURT	07/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$49,900	29.35	\$157,988	\$75,620	\$63,608	37.4	56.0
20-675-0009-000	2663 RIALTO COURT	02/03/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$40,200	51.54	\$104,172	\$31,642	\$57,814	34.0	55.5
Totals:			\$5,116,125			\$5,116,125	\$1,900,700		\$4,975,081	\$1,989,959	\$1,848,915	1,091.6	
								Sale. Ratio =>	37.15			Average	
								Std. Dev. =>	7.99			per FF=>	\$1,823

FRONT FOOT DETERMINATION \$ 1823

USE \$1800

4095 DESMOND BEACH

2025 RESIDENTIAL SALE STUDY - FINAL
4095 DESMOND BEACH

Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership
4095-4100												
PARK VIEW	4090 - 4095											
4090 - 4095												
4090 - 4095												
4090 - 4095	4090 - 4095											
4090 - 4095	4090 - 4095											
4090 - 4095												
4090 - 4095	4090 - 4095											
PARK VIEW												
4090 - 4095												
4090 - 4095												
4090 - 4095												
4090 - 4095												
4090 - 4095												
4090 - 4095												
4095-4100												
4090 - 4095												

2025 RESIDENTIAL SALES STUDY - FINAL
4207 MULTI NOT ON WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-956-0002-000	4010 FAIRWAY DR	04/13/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$75,300	30.13	\$194,742	\$73,660	\$18,502	134.6	251.0
20-956-0004-000	4010 FAIRWAY DR	09/09/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$60,600	25.80	\$192,813	\$60,589	\$18,502	134.6	251.0
20-968-0004-000	3857 KRAFFT RD	05/20/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$73,500	35.02	\$246,018	\$17,772	\$53,890	98.0	433.0
20-968-0004-000	3857 KRAFFT RD	11/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,500	35.00	\$246,018	\$17,872	\$53,890	98.0	433.0
20-968-0005-000	3865 KRAFFT RD	06/22/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$73,500	35.17	\$246,018	\$16,872	\$53,890	98.0	433.0
20-968-0006-000	3867 KRAFFT RD	09/13/22	\$209,900	MLC	03-ARM'S LENGTH	\$209,900	\$57,300	27.30	\$249,278	\$14,512	\$53,890	98.0	433.0
20-968-0008-000	3819 KRAFFT RD	11/28/22	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$69,800	33.24	\$226,985	\$19,678	\$36,663	66.7	233.0
20-968-0010-000	3815 KRAFFT RD	07/21/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$70,300	34.63	\$228,407	\$11,256	\$36,663	66.7	233.0
Totals:			\$1,736,600			\$1,736,600	\$553,800		\$1,830,279	\$232,211	\$325,890	794.4	
								Sale. Ratio =>	31.89	Average			
								Std. Dev. =>	3.79	per FF=>		\$292	

FRONT FOOT DETERMINATION \$292

USE \$300

4207 MULTI NOT ON WATER

[illegible]

2025 RESIDENTIAL SALES STUDY - FINAL
4217 CONDOS NOT ON WATER EVERYTHING BUT GOLF COURSE AND BEACH RIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-264-0016-000	5977 E MONTEVISTA DR	01/30/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$67,900	34.47	\$209,441	\$59,822	\$72,263	111.2	137.2
20-925-0011-000	3677 CONNIE LANE	07/08/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$144,100	38.95	\$355,116	\$106,259	\$91,375	140.6	305.1
20-950-0008-000	4076 PINE RIDGE DR	12/22/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$148,500	40.57	\$368,935	\$88,783	\$91,718	141.1	223.0
20-950-0023-010	4195 PINE LAKE DR	11/06/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$250,000	59.52	\$502,319	\$9,210	\$91,529	140.8	854.5
20-961-0019-000	4040 TRISTEN AVE	06/27/23	\$242,200	WD	03-ARM'S LENGTH	\$242,200	\$91,500	37.78	\$202,539	\$93,996	\$54,335	83.6	132.0
20-961-0021-000	4026 TRISTEN AVE	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,900	46.77	\$233,455	\$79,167	\$77,622	119.4	132.0
20-966-0013-000	2710 WHITNEY PL	11/03/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$193,600	40.76	\$459,522	\$122,842	\$107,364	165.2	160.8
20-966-0018-000	2656 WHITNEY PL	08/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,200	45.77	\$419,904	\$18,830	\$88,734	136.5	172.5
20-967-0002-000	3768 GRANT AVE	06/05/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,600	50.35	\$336,345	\$50,294	\$71,639	110.2	188.3
20-967-0015-000	3779 GRANT AVE	04/25/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,600	52.25	\$331,723	\$54,477	\$71,200	109.5	186.0
20-977-0002-000	3688 N ATHANASIA WAY	09/02/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$86,200	21.02	\$393,377	\$73,940	\$57,317	88.2	115.1
20-977-0026-000	3669 S ATHANASIA WAY	05/26/23	\$435,000	MLC	03-ARM'S LENGTH	\$435,000	\$174,700	40.16	\$379,711	\$113,909	\$58,620	90.2	110.0
20-985-0005-000	2879 SHOREWOOD BLVD	03/22/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$155,000	36.90	\$349,414	\$145,060	\$74,474	114.6	147.0
20-985-0016-000	2989 SHOREWOOD BLVD	10/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,100	53.16	\$366,541	\$22,354	\$68,895	106.0	144.7
20-985-0072-000	5350 SHOREWOOD DR	06/16/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$183,600	45.33	\$451,695	\$75,248	\$121,943	187.6	142.3
20-986-0001-000	3308 SHOREWOOD AVE	11/04/22	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$176,800	41.90	\$477,552	\$37,392	\$92,944	143.0	229.0
20-986-0008-000	5453 BAYWOOD DR	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$191,500	46.14	\$457,191	\$73,148	\$115,339	177.4	349.5
20-986-0009-000	5445 BAYWOOD DR	08/31/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$271,200	48.43	\$615,109	\$56,156	\$111,265	171.2	327.5
20-986-0028-000	3012 WEDGEWOOD DR	03/04/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$198,700	46.75	\$458,721	\$52,077	\$85,798	132.0	186.9
20-986-0029-000	3001 WEDGEWOOD DR	08/31/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$224,500	48.80	\$492,500	\$60,234	\$92,734	142.7	223.6
20-986-0041-000	5416 TEALWOOD CIRCLE	05/05/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$194,400	46.84	\$420,545	\$70,948	\$76,493	117.7	165.6
20-990-0021-000	4107 STONEY CREEK DR	06/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$109,700	32.75	\$268,217	\$129,320	\$62,537	96.2	184.3
20-990-0023-000	4115 STONEY CREEK DR	12/09/22	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$150,500	48.01	\$371,825	\$4,212	\$62,537	96.2	184.3
20-990-0039-000	3811 CEDAR RIDGE DR	07/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,300	48.77	\$320,655	\$48,217	\$68,872	106.0	143.2
20-991-0028-000	3938 ESSEX PLACE	08/12/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$124,600	34.14	\$359,451	\$65,255	\$59,706	91.9	168.0
20-991-0047-000	3948 ARLINGTON AVE	12/21/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$196,600	53.14	\$420,825	\$13,004	\$63,829	98.2	192.0
20-991-0052-000	3979 ARLINGTON AVE	02/15/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$156,500	45.38	\$422,556	\$10,814	\$88,470	136.1	156.0
20-991-0105-000	3996 CAPITAL AVE	12/08/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$164,700	44.51	\$359,733	\$74,048	\$63,781	98.1	129.7
20-991-0116-000	4176 WELLINGTON COURT	05/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$30,800	61.60	\$66,674	\$50,000	\$66,674	102.6	209.0
20-991-0116-000	4176 WELLINGTON COURT	09/15/22	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$30,800	57.57	\$66,674	\$53,500	\$66,674	102.6	209.0
20-991-0124-000	CAPITAL AVE	12/18/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,700	65.40	\$65,392	\$50,000	\$65,392	100.6	162.5
20-993-0012-000	4244 JANICE COURT	02/29/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,400	48.56	\$264,706	\$38,486	\$53,192	81.8	133.3
20-993-0015-000	4220 JANICE COURT	01/02/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$134,300	47.96	\$270,973	\$62,219	\$53,192	81.8	133.3
20-993-0023-000	4156 JANICE COURT	04/04/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$119,300	41.14	\$242,548	\$100,644	\$53,192	81.8	133.3
20-996-0005-000	4048 JANICE AVE	07/18/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$99,400	35.50	\$259,606	\$74,778	\$54,384	83.7	131.4
20-996-0022-000	4150 JANICE AVE	12/11/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$123,800	37.52	\$305,155	\$81,853	\$57,008	87.7	96.5
20-996-0041-000	4031 JANICE AVE	11/22/23	\$273,400	WD	03-ARM'S LENGTH	\$273,400	\$119,200	43.60	\$256,388	\$71,347	\$54,335	83.6	132.0
Totals:			\$12,227,500			\$12,227,500	\$5,376,200		\$12,603,033	\$2,391,843	\$2,767,376	4,257.5	
							Sale. Ratio =>	43.97			Average		
							Std. Dev. =>	8.66			per FF=>	\$562	

FRONT FOOT DETERMINATION \$562

USE \$600

2025 RESIDENTIAL SALES STUDY - FINAL

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.32	0.32	\$538	\$189,310	\$4.35	100.45	4217	5600/0693		CONDOS NOT ON WATER	1	1	8/23/2023		401	RATE TABLE
0.60	0.60	\$756	\$177,988	\$4.09	85.17	4217	5548/0179		CONDOS NOT ON WATER	0	1	11/2/2022		407	RATE TABLE
0.51	0.51	\$629	\$173,404	\$3.98	100.00	4217	5590/0974		CONDOS NOT ON WATER	0	1	11/2/2022		407	RATE TABLE
1.00	1.00	\$65	\$9,210	\$0.21	50.98	4217	5676/0287		CONDOS NOT ON WATER	0	0	10/3/2024		407	RATE TABLE
0.23	0.23	\$1,124	\$403,416	\$9.26	77.00	4217	5636/0795		CONDOS NOT ON WATER	0	1	8/23/2023		407	RATE TABLE
0.33	0.33	\$663	\$237,739	\$5.46	110.00	4217	5678/0776		CONDOS NOT ON WATER	0	1	7/20/2023		407	RATE TABLE
0.50	0.50	\$744	\$244,705	\$5.62	131.79	4217	5579/0408		CONDOS NOT ON WATER	0	1	11/18/2022		407	RATE TABLE
0.44	0.44	\$138	\$43,188	\$0.99	110.00	4217	5553/0792		CONDOS NOT ON WATER	0	1	11/14/2022		407	RATE TABLE
0.37	0.37	\$456	\$137,041	\$3.15	85.00	4217	5634/0832		CONDOS NOT ON WATER	0	1	8/23/2023		407	RATE TABLE
0.36	0.36	\$497	\$150,074	\$3.45	85.00	4217	5621/0100		CONDOS NOT ON WATER	0	1	8/23/2023		407	RATE TABLE
0.23	0.23	\$839	\$321,478	\$7.38	87.00	4217	5562/0803		CONDOS NOT ON WATER	0	1	12/22/2022	RES VAC	407	RATE TABLE
0.23	0.23	\$1,263	\$495,257	\$11.37	91.00	4217	5630/0102		CONDOS NOT ON WATER	0	1	10/26/2022	RES VAC	407	RATE TABLE
0.34	0.34	\$1,266	\$429,172	\$9.85	100.00	4217	5703/427		CONDOS NOT ON WATER	0	1	5/13/2014		407	RATE TABLE
0.31	0.31	\$211	\$72,110	\$1.66	93.26	4217	5669/0666		CONDOS NOT ON WATER	0	1	8/23/2023		407	RATE TABLE
0.56	0.56	\$401	\$134,371	\$3.08	156.25	4217	5544/0195		CONDOS NOT ON WATER	0	1	11/2/2022		407	RATE TABLE
0.53	0.53	\$261	\$71,087	\$1.63	100.00	4217	5580/0001		CONDOS NOT ON WATER	0	1	11/18/2022		407	RATE TABLE
0.81	0.81	\$412	\$90,754	\$2.08	100.45	4217	5554/0155		CONDOS NOT ON WATER	0	1	10/10/2022		407	RATE TABLE
0.75	0.75	\$328	\$74,576	\$1.71	100.10	4217	5658/0183		CONDOS NOT ON WATER	0	1	8/23/2023		407	RATE TABLE
0.44	0.44	\$395	\$118,897	\$2.73	102.18	4217	5699/922		CONDOS NOT ON WATER	0	1	10/27/2020	RES CONDO	407	RATE TABLE
0.52	0.52	\$422	\$116,282	\$2.67	100.98	4217	5658/0205		CONDOS NOT ON WATER	0	1	8/23/2023	RES CONDO	407	RATE TABLE
0.37	0.37	\$603	\$192,793	\$4.43	96.78	4217	5623/0531		CONDOS NOT ON WATER	0	1	10/27/2020	RES CONDO	407	RATE TABLE
0.32	0.32	\$1,344	\$407,950	\$9.37	75.00	4217	5541/0883		CONDOS NOT ON WATER	0	1	11/11/2022	RES CONDO	407	RATE TABLE
0.32	0.32	\$44	\$13,287	\$0.31	75.00	4217	5590/0288		CONDOS NOT ON WATER	0	1	7/12/2022	RES CONDO	407	RATE TABLE
0.31	0.31	\$455	\$156,549	\$3.59	93.70	4217	5642/0746		CONDOS NOT ON WATER	0	1	7/17/2024	RES CONDO	407	RATE TABLE
0.29	0.29	\$710	\$225,796	\$5.18	75.00	4217	5556/0490		CONDOS NOT ON WATER	0	1	11/11/2022	RES CONDO	407	RATE TABLE
0.33	0.33	\$132	\$39,287	\$0.90	75.00	4217	5686/0096		CONDOS NOT ON WATER	0	1	7/15/2013	RES CONDO	407	RATE TABLE
0.51	0.51	\$79	\$21,329	\$0.49	63.09	4217	5607/0643		CONDOS NOT ON WATER	0	1	7/17/2024	RES CONDO	407	RATE TABLE
0.40	0.40	\$755	\$186,519	\$4.28	91.17	4217	5690/0490		CONDOS NOT ON WATER	0	1	7/11/2024	RES CONDO	407	RATE TABLE
0.36	0.36	\$487	\$138,889	\$3.19	75.09	4217	5529/0840		CONDOS NOT ON WATER	0	1	NOT INSPECTED	RES VAC	407	RATE TABLE
0.36	0.36	\$522	\$148,611	\$3.41	75.09	4217	5565/0444		CONDOS NOT ON WATER	0	1	NOT INSPECTED	RES VAC	407	RATE TABLE
0.31	0.31	\$497	\$160,256	\$3.68	83.52	4217	5686/0213		CONDOS NOT ON WATER	0	1	NOT INSPECTED	RES VAC	407	RATE TABLE
0.23	0.23	\$470	\$167,330	\$3.84	75.00	4217	5697/366		CONDOS NOT ON WATER	0	1	6/9/2017	RES CONDO	407	RATE TABLE
0.23	0.23	\$760	\$270,517	\$6.21	75.00	4217	5685/0328		CONDOS NOT ON WATER	0	1	12/22/2017	RES CONDO	407	RATE TABLE
0.23	0.23	\$1,230	\$437,583	\$10.05	75.00	4217	5615/0676		CONDOS NOT ON WATER	0	1	8/23/2023		407	RATE TABLE
0.23	0.23	\$894	\$320,936	\$7.37	77.25	4217	5551/0484		CONDOS NOT ON WATER	0	1	11/14/2023		407	RATE TABLE
0.22	0.22	\$933	\$370,376	\$8.50	84.03	4217	5684/0383		CONDOS NOT ON WATER	0	1	6/9/2014		407	RATE TABLE
0.23	0.23	\$854	\$306,210	\$7.03	77.00	4217	5676/0620		CONDOS NOT ON WATER	0	1	12/7/2016		407	RATE TABLE
14.61	14.61														
Average per Net Acre=>	163,701.53		Average per SqFt=>	\$3.76											

2025 RESIDENTIAL SALES STUDY - FINAL
4227 407'S ALL LEFT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-962-0002-000	4086 TRISTEN AVE	06/08/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$73,800	38.24	\$203,694	\$12,093	\$22,787	76.0	131.9
20-962-0005-000	4110 TRISTEN AVE	07/22/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,700	37.74	\$191,816	\$20,798	\$22,614	75.4	133.3
20-962-0006-000	4118 TRISTEN AVE	07/01/22	\$195,250	WD	03-ARM'S LENGTH	\$195,250	\$72,900	37.34	\$201,707	\$16,157	\$22,614	75.4	133.3
20-962-0007-000	4126 TRISTEN AVE	11/15/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$71,300	37.55	\$195,085	\$17,429	\$22,614	75.4	133.3
20-962-0007-000	4126 TRISTEN AVE	03/14/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$107,800	52.59	\$195,085	\$32,529	\$22,614	75.4	133.3
20-962-0008-000	4134 TRISTEN AVE	07/13/23	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$107,300	54.06	\$198,344	\$22,770	\$22,614	75.4	133.3
20-962-0014-000	4182 TRISTEN AVE	05/24/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$103,200	55.78	\$193,014	\$14,600	\$22,614	75.4	133.3
20-962-0017-000	4206 TRISTEN AVE	07/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,000	52.50	\$189,004	\$33,610	\$22,614	75.4	133.3
20-962-0026-000	4245 TRISTEN AVE	09/12/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$75,000	38.07	\$198,526	\$21,088	\$22,614	75.4	133.3
20-962-0034-000	4177 TRISTEN AVE	01/16/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$109,900	53.61	\$204,910	\$22,704	\$22,614	75.4	133.3
20-962-0039-000	4129 TRISTEN AVE	05/31/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$118,800	53.51	\$245,884	\$4,616	\$28,500	95.0	128.3
Totals:			\$2,180,650			\$2,180,650	\$1,016,700		\$2,217,069	\$218,394	\$254,813	849.4	
								Sale. Ratio =>	46.62	Average			
								Std. Dev. =>	8.34	per FF=>		\$257	

FRONT FOOT DETERMINATION \$257

USE \$300

4227 407'S ALL LEFT

2025 RESIDENTIAL SALES STUDY - FINAL
4310 NORTH RIVER (SOUTH)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-091-0035-000	NORTH RIVER RD	12/30/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$25,200	84.28	\$58,720	\$29,900	\$58,720	83.9	132.7
20-630-0029-000	3699 NORTH RIVER RD	09/28/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,500	40.68	\$209,739	\$48,716	\$38,455	54.9	250.0
20-695-0002-000	2925 NORTH RIVER RD	04/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$301,832	\$2,965	\$54,797	78.3	253.4
Totals:			\$499,900			\$499,900	\$227,100		\$570,291	\$81,581	\$151,972	217.1	
								Sale. Ratio =>	45.43			Average	
								Std. Dev. =>	24.03			per FF=>	\$376

FRONT FOOT DETERMINATION \$ 376

USE \$400

4310 NORTH RIVER (SOUTH)

[illegible]

2025 RESIDENTIAL SALES STUDY - FINAL
4517 LAKE MIRIAM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
20-465-0010-000	3277 LAKE DR	10/20/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$95,100	39.22	\$229,755	\$81,545	\$68,800	86.0	172.0	0.34
20-685-0002-000	3892 LOTON DR	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,800	40.33	\$280,802	\$17,747	\$58,549	97.6	237.0	0.41
Totals:			\$482,500			\$482,500	\$191,900		\$510,557	\$99,292	\$127,349	183.6		0.75
								Sale. Ratio =>	39.77	Average			Average	
								Std. Dev. =>	0.79	per FF=>			per Net Acre=>	

FRONT FOOT DETERMINATION
\$541

USE \$600

2025 RESIDENTIAL SALES STUDY - FINAL

4517 LAKE MIRIAM

[illegible]

2025 RESIDENTIAL SALES STUDY - FINAL
4570 LAKE HURON CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
20-980-0002-000	4510 LAKESHORE RD	04/28/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$123,000	33.24	\$407,379	\$99,133	\$136,512	13.7	342.5	0.09
20-981-0012-000	4500 LAKESHORE RD	05/31/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$102,400	31.51	\$342,072	\$77,736	\$94,808	9.5	330.0	0.06
20-981-0020-000	4500 LAKESHORE RD	07/14/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900	41.46	\$171,281	\$53,527	\$94,808	9.5	330.0	0.06
20-981-0024-000	4500 LAKESHORE RD	09/28/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,700	41.50	\$242,471	\$32,337	\$94,808	9.5	330.0	0.06
Totals:			\$1,005,000			\$1,005,000	\$354,000		\$1,163,203	\$262,733	\$420,936	42.1		0.28
								Sale. Ratio =>	35.22			Average		
								Std. Dev. =>	5.30			per FF=>	\$6,242	Average per Net Acre=>

FRONT FOOT DETERMINATION
\$6,242

USE \$6500

4570 LAKE HURON CONDOS

[illegible]

2025 RESIDENTIAL SALES STUDY - FINAL
4580 LAKESHORE "A" FRONTAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
20-135-0002-000	4606 LAKESHORE RD	10/12/23	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$350,700	47.07	\$854,361	\$378,139	\$487,500	75.0	323.0
20-175-0032-000	5342 LAKESHORE RD	06/03/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,700	33.22	\$271,755	\$253,245	\$270,000	40.0	200.0
20-175-0032-000	5342 LAKESHORE RD	07/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,900	34.87	\$271,755	\$273,245	\$270,000	40.0	200.0
20-715-0006-000	4860 LAKESHORE RD	01/03/23	\$691,000	WD	03-ARM'S LENGTH	\$691,000	\$194,000	28.08	\$527,572	\$453,025	\$289,597	44.6	560.0
20-750-0017-000	5150 LAKESHORE RD	06/30/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$699,200	46.61	\$1,750,079	\$139,921	\$390,000	60.0	580.0
20-750-0042-000	4940 LAKESHORE RD	08/17/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$801,300	47.14	\$1,939,934	\$735,066	\$975,000	150.0	631.0
20-765-0004-000	4578 LAKESHORE RD	06/23/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$418,800	49.27	\$591,828	\$843,172	\$585,000	90.0	283.0
Totals:			\$6,016,000			\$6,016,000	\$2,644,600		\$6,207,284	\$3,075,813	\$3,267,097	499.6	
								Sale. Ratio =>	43.96	Average			
								Std. Dev. =>	8.56	per FF=>		\$6,157	

FRONT FOOT DETERMINATION \$6157

USE \$6200

4580 LAKESHORE "A" FRONTAGE

2025 RESIDENTIAL SALES STUDY - FINAL
4580 LAKE HURON BEACH ACCESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
20-015-3003-000	4550 LAKESHORE RD	12/16/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$194,900	70.36	\$357,058	\$44,901	\$124,959	125.0
Totals:			\$277,000			\$277,000	\$194,900		\$357,058	\$44,901	\$124,959	125.0
								Sale. Ratio =>	70.36	Average		
								Std. Dev. =>	#DIV/0!	per FF=>		\$359

NOT ENOUGH SALES DATA TO MAKE
ANY CHANGES TO OTHER RATES

4580 LAKE HURON BEACH ACCESS

[illegible]

2025 RESIDENTIAL SALES STUDY - FINAL
4580 LAKE HURON PARK VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
20-468-0046-000	5865 MANOR DR	07/19/24	\$446,000	PTA	03-ARM'S LENGTH	\$446,000	\$113,500	25.45	\$260,159	\$259,281	\$73,440	45.9	81.0	0.10	0.10
Totals:			\$446,000			\$446,000	\$113,500		\$260,159	\$259,281	\$73,440	45.9		0.10	0.10
							Sale. Ratio =>	25.45				Average		Average	
							Std. Dev. =>	#DIV/0!				per FF=>	\$5,649	per Net Acre=>	2,729,273.68

NOT ENOUGH SALES
DATA TO MAKE
CHANGES

4580 LAKE HURON PARK VIEW

Average
per SqFt=> \$62.66