

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
110-009-400-002-01	473 WHITE RD	03/27/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,800	50.64	\$314,390	\$160,610	\$195,000
110-015-200-040-10	625 E SUN OIL RD	08/06/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,900	35.93	\$111,337	\$83,663	\$45,000
110-015-200-041-00	629 E SUN OIL RD	04/12/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,200	44.00	\$26,441	\$26,059	\$22,500
110-016-100-009-04	501 WHITE RD	02/21/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,600	34.67	\$38,801	\$45,000	\$37,800
110-016-100-011-00	607 WHITE RD	05/26/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$58,300	33.13	\$115,407	\$112,343	\$51,750
110-016-100-017-01	393 E SUN OIL RD	06/16/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$29,000	23.97	\$57,488	\$99,512	\$36,000
110-016-100-024-00	E SUN OIL RD	06/30/23	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$22,300	48.48	\$44,550	\$46,000	\$44,550
110-080-000-021-00	444 LAKEWOODS DR	08/09/24	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$77,400	48.68	\$153,492	\$62,008	\$56,500
110-170-000-003-00	234 ARBUTUS ST	06/02/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$35,800	43.66	\$70,984	\$42,516	\$31,500
110-171-000-011-00	555 LAKEVIEW DR	09/20/24	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$89,200	45.86	\$182,716	\$85,784	\$74,000
110-180-000-007-00	213 DENNIS ST	08/16/24	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$32,200	49.92	\$63,550	\$22,950	\$22,000
110-185-000-001-00	241 DENNIS ST	01/27/23	\$121,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$121,000	\$49,300	40.74	\$124,844	\$65,479	\$69,323
110-220-000-033-00	160 LOCKWOOD DR	11/14/23	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$15,600	34.67	\$31,622	\$35,878	\$22,500
110-220-000-034-00	164 LOCKWOOD DR	09/06/23	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$22,600	43.05	\$49,070	\$25,930	\$22,500
110-250-000-035-00	556 LAUREL DR	04/25/22	\$278,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$278,000	\$100,800	36.26	\$201,392	\$119,088	\$42,480
110-250-000-054-00	510 LAUREL DR	03/08/24	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$43,700	34.27	\$97,331	\$70,169	\$40,000
110-272-000-032-00	869 LAKESHORE DR	01/13/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$49,900	32.61	\$129,857	\$50,143	\$27,000
110-273-000-049-00	964 RIVERS TERRACE	10/05/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$48,300	28.58	\$107,820	\$88,180	\$27,000
110-273-000-050-10	946 RIVERS TERRACE	10/31/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$47,900	33.03	\$97,592	\$77,408	\$30,000
110-273-000-052-10	960 RIVERS TERRACE	09/20/24	\$288,614	WD	03-ARM'S LENGTH	\$288,614	\$109,000	37.77	\$241,632	\$108,482	\$61,500
110-273-000-063-00	RIVERS TERRACE	10/04/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$4,600	65.71	\$9,113	\$7,000	\$9,113
110-274-000-086-00	752 RIVERS TERRACE	06/20/24	\$248,900	WD	03-ARM'S LENGTH	\$248,900	\$77,500	31.14	\$195,038	\$82,362	\$28,500
110-280-000-002-00	111 E RIVER OAKS WAY	07/01/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,900	51.80	\$51,750	\$50,000	\$51,750
110-280-000-010-01	191 RIVER OAKS POINT	08/30/24	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$229,100	52.19	\$454,593	\$144,407	\$160,000
110-290-000-006-00	267 EDWARD ST	11/03/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,700	44.56	\$118,254	\$43,196	\$36,450
110-290-000-009-00	264 FLYNN ST	10/03/24	\$167,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$167,000	\$63,800	38.20	\$145,867	\$71,143	\$50,010
110-290-000-010-00	257 BETTY LANE	02/01/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$56,700	34.57	\$126,163	\$74,152	\$36,315
110-290-000-011-00	265 BETTY LANE	06/07/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$51,800	27.41	\$112,014	\$113,886	\$36,900
110-410-000-005-00	129 DENNIS RD	03/28/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,300	28.69	\$97,417	\$55,083	\$22,500
110-420-005-001-00	99 LAKEVIEW DR	07/03/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$55,500	32.67	\$109,778	\$93,422	\$33,300
110-430-004-001-00	40 WALNUT ST	01/30/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$45,500	39.57	\$108,584	\$47,816	\$41,400
Totals:			\$4,532,414			\$4,532,414	\$1,759,200		\$3,788,887	\$2,209,669	\$1,465,141
								Sale. Ratio =>	38.81	Average	
								Std. Dev. =>	9.15	per FF=>	

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Rate Group 1
390.0	190.0	1.70	1.70	\$412	\$94,421	\$2.17		FORMERLY SMALLWOOD LAKE	PRIME RATE
90.0	150.0	0.31	0.29	\$930	\$269,881	\$6.20		FORMERLY SMALLWOOD LAKE	PRIME RATE
50.0	230.0	0.26	0.26	\$521	\$98,708	\$2.27		FORMERLY SMALLWOOD LAKE	PRIME RATE
84.0	472.0	0.91	0.91	\$536	\$49,451	\$1.14		FORMERLY SMALLWOOD LAKE	PRIME RATE
115.0	685.0	1.81	1.81	\$977	\$62,137	\$1.43		FORMERLY SMALLWOOD LAKE	PRIME RATE
80.0	156.0	0.29	0.29	\$1,244	\$346,732	\$7.96		FORMERLY SMALLWOOD LAKE	PRIME RATE
99.0	412.5	0.94	0.94	\$465	\$49,041	\$1.13		FORMERLY SMALLWOOD LAKE	PRIME RATE
113.0	44.0	0.11	0.11	\$549	\$543,930	\$12.49		FORMERLY SMALLWOOD LAKE	PRIME RATE
70.0	103.0	0.17	0.17	\$607	\$256,120	\$5.88		FORMERLY SMALLWOOD LAKE	PRIME RATE
148.0	220.0	0.75	0.75	\$580	\$114,838	\$2.64		FORMERLY SMALLWOOD LAKE	PRIME RATE
44.0	127.0	0.13	0.13	\$522	\$179,297	\$4.12		FORMERLY SMALLWOOD LAKE	PRIME RATE
309.0	89.0	0.36	0.31	\$212	\$180,383	\$4.14	110-290-000-001-00	FORMERLY SMALLWOOD LAKE	PRIME RATE
50.0	130.0	0.15	0.15	\$718	\$240,792	\$5.53		FORMERLY SMALLWOOD LAKE	PRIME RATE
50.0	130.0	0.15	0.15	\$519	\$174,027	\$4.00		FORMERLY SMALLWOOD LAKE	PRIME RATE
260.0	310.0	0.46	0.07	\$458	\$259,451	\$5.96	110-250-000-007-00, 110-250-000-031-00, 110-250-000-034-00	FORMERLY SMALLWOOD LAKE	PRIME RATE
80.0	80.0	0.15	0.15	\$877	\$477,340	\$10.96		FORMERLY SMALLWOOD LAKE	PRIME RATE
60.0	162.6	0.22	0.22	\$836	\$223,853	\$5.14		FORMERLY SMALLWOOD LAKE	PRIME RATE
60.0	190.0	0.26	0.26	\$1,470	\$336,565	\$7.73		FORMERLY SMALLWOOD LAKE	PRIME RATE
60.0	202.0	0.28	0.28	\$1,290	\$278,446	\$6.39		FORMERLY SMALLWOOD LAKE	PRIME RATE
123.0	240.0	0.68	0.68	\$882	\$160,003	\$3.67		FORMERLY SMALLWOOD LAKE	PRIME RATE
27.0	243.0	0.15	0.15	\$259	\$46,358	\$1.06		FORMERLY SMALLWOOD LAKE	PRIME RATE
57.0	189.0	0.25	0.25	\$1,445	\$333,449	\$7.65		FORMERLY SMALLWOOD LAKE	PRIME RATE
115.0	381.0	1.01	1.01	\$435	\$49,702	\$1.14		FORMERLY SMALLWOOD LAKE	PRIME RATE
320.0	0.0	0.00	0.00	\$451	#DIV/0!	#DIV/0!		FORMERLY SMALLWOOD LAKE	PRIME RATE
81.0	314.0	0.58	0.58	\$533	\$73,966	\$1.70		FORMERLY SMALLWOOD LAKE	PRIME RATE
234.0	316.0	0.57	0.29	\$304	\$124,812	\$2.87	110-290-000-026-00, 110-290-000-027-00	FORMERLY SMALLWOOD LAKE	PRIME RATE
80.7	293.5	0.54	0.54	\$919	\$136,309	\$3.13		FORMERLY SMALLWOOD LAKE	PRIME RATE
82.0	150.0	0.28	0.28	\$1,389	\$403,851	\$9.27		FORMERLY SMALLWOOD LAKE	PRIME RATE
45.0	197.0	0.20	0.20	\$1,224	\$270,015	\$6.20		FORMERLY SMALLWOOD LAKE	PRIME RATE
74.0	106.0	0.18	0.18	\$1,262	\$519,011	\$11.91		FORMERLY SMALLWOOD LAKE	PRIME RATE
92.0	92.0	0.19	0.19	\$520	\$246,474	\$5.66		FORMERLY SMALLWOOD LAKE	PRIME RATE
3,542.7		14.04	13.29						
\$624		Average per Net A	157,339.01	Average per SqFt=>		\$3.61			

Used \$625/ff

\$500/ff in 2024

See Note on Sub Rate Page