

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
001-520-013-00		5/9/2024	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$4,400
001-520-035-00		6/2/2023	\$3,000	QC	21-NOT USED/OTHER	\$3,000	\$4,400
001-520-041-00		8/20/2024	\$4,400	QC	21-NOT USED/OTHER	\$4,400	\$8,800
001-520-122-00	11730 THRUSH DR	5/22/2024	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$27,200
001-520-198-00	11691 KILDEER	2/19/2025	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$31,300
001-520-203-00	11641 KILLDEER DR	10/6/2023	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$54,100
001-520-222-00	11680 KILLDEER DR	8/30/2023	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$11,300
001-520-295-00	11690 ROBIN DR	11/20/2024	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$38,800
001-520-334-00	11575 PHEASANT DR	8/6/2024	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$99,500
001-520-334-00	11575 PHEASANT DR	7/13/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$99,500
<b>Totals:</b>			<b>\$762,400</b>			<b>\$762,400</b>	<b>\$379,300</b>
							Sale. Ratio =>
							Std. Dev. =>

SCHMEID PARK LAND \$179 CALCULATED, \$175 APPLIED

001-520-177-00	ORIOLE DR	10/4/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$50,100
001-520-178-00	11580 ORIOLE DR	10/4/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$50,100

Asd/Adj. Sale	Current Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
88.00	\$8,750	\$5,000	\$8,750	50.0	115.0	0.13	0.13	\$100	\$37,879
146.67	\$8,750	\$3,000	\$8,750	50.0	115.0	0.13	0.13	\$60	\$22,727
200.00	\$17,500	\$4,400	\$17,500	100.0	115.0	0.26	0.26	\$44	\$16,667
39.42	\$54,379	\$27,746	\$13,125	75.0	140.0	0.24	0.24	\$370	\$115,129
55.89	\$62,699	\$10,801	\$17,500	100.0	126.0	0.29	0.29	\$108	\$37,374
45.08	\$108,254	\$29,246	\$17,500	100.0	116.0	0.27	0.27	\$292	\$109,947
59.47	\$22,537	\$13,963	\$17,500	100.0	130.0	0.30	0.30	\$140	\$46,856
53.89	\$77,651	\$20,599	\$26,250	150.0	175.0	0.60	0.60	\$137	\$34,161
46.93	\$198,992	\$38,208	\$25,200	144.0	134.0	0.44	0.44	\$265	\$86,248
49.26	\$198,992	\$28,208	\$25,200	144.0	134.0	0.44	0.44	\$196	\$63,675
	\$758,504	\$181,171	\$177,275	1,013.0		3.11	3.11		
49.75			Average			Average			Average
53.20			per FF=>	\$179		per Net Acre=>	58,235.62		per SqFt=>

24.80	\$6,750	\$202,000	\$6,750	50.0	106.0	0.12	0.12	\$4,040	\$1,741,379
24.80	\$168,428	\$40,322	\$6,750	50.0	101.0	0.12	0.12	\$806	\$347,603

Dollars /SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$0.87	50.00	'4570	2024R-04443		4570 SCHMEID PARK	0	1	06/23/2008	402
\$0.52	50.00	'4570	2023R-05481		4570 SCHMEID PARK	0	0	04/12/1999	402
\$0.38	100.00	'4570	2024R-07498		4570 SCHMEID PARK	0	0	04/12/1999	402
\$2.64	75.00	'4570	2024R-04831		4570 SCHMEID PARK	0	1	06/24/2008	401
\$0.86	100.00	'4570	2025R-01545		4570 SCHMEID PARK	0	1	06/26/2008	401
\$2.52	100.00	'4570	2023R-09725		4570 SCHMEID PARK	0	1	06/26/2008	401
\$1.08	100.00	'4570	2023R-08405		4570 SCHMEID PARK	0	1	01/19/2024	401
\$0.78	150.00	'4570	2024R-10697		4570 SCHMEID PARK	0	1	06/30/2008	401
\$1.98	144.00	'4570	2024R-07106		4570 SCHMEID PARK	0	1	04/15/1999	401
\$1.46	144.00	'4570	2023R-07052		4570 SCHMEID PARK	0	1	04/15/1999	401

\$1.34

\$39.98	50.00	'4570	2023R-09721	001-520-178-00	4570 SCHMEID PARK	0	0	06/25/2008	402
\$7.98	50.00	'4570	2023R-09721	001-520-177-00	4570 SCHMEID PARK	0	1	06/26/2008	401