

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		
10-011-1005-000	11395 JEDDO RD	08/29/22	\$74,299	WD	03-ARM'S LENGTH	\$74,299	\$39,200	52.76	\$78,231	\$11,268	\$15,200	136.0	361.0	1.00	1.00		
10-034-2001-110	VAC LOT NORMAN RD	07/23/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$13,200	48.00	\$26,400	\$27,500	\$26,400	200.0	500.0	2.30	2.30		
10-010-1008-300	8345 JORDON RD	01/18/22	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$13,200	60.00	\$26,400	\$22,000	\$26,400	200.0	300.0	1.38	1.38		
10-032-1007-000	6481 WELCH RD	04/27/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$96,100	49.03	\$190,051	\$48,829	\$42,880	320.0	329.0	2.42	2.42		
10-016-3004-300	12014 SPEAKER RD	09/27/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$78,800	44.77	\$156,012	\$63,548	\$43,560	330.0	330.0	2.50	2.50		
10-150-0011-000	VAC LOT 6TH ST	11/08/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$105,000	53.03	\$207,081	\$26,429	\$35,510	265.0	438.0	0.90	0.90		
<b>Totals:</b>			<b>\$693,799</b>			<b>\$693,799</b>	<b>\$345,500</b>		<b>\$684,175</b>	<b>\$199,574</b>	<b>\$189,950</b>	<b>1,451.0</b>		<b>10.49</b>	<b>10.49</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.80</b>	<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>5.28</b>	<b>per FF=&gt;</b>			<b>\$138</b>	<b>per Net Acre=&gt;</b>			
														<b>19,026.98</b>			

**2024 Opinion of Land Value Developed for front foot of Durentin Heights, C-BC, BWAY, 4000 Agricultural/Residential is: \$138 per front foot.**

**This front foot land value analysis includes small lots or parcels that are similar in size, shape, zoning, utilities and amenities and have been adjusted for depth.**

**2024 Opinion of Land Value Developed for small 0 to 4 acreage parcels valued by per acre value of Durentin Heights, C-BC, BWAY, 4000 Agricultural/Residential is: \$19,00 per acre to \$**

**This small acreage land value analysis includes parcels that are similar in size, zoning, utilities and amenities, and that are typical of rural residential properties.**

Sales listed below are removed due to ratio.

10-009-2003-040	8195 JORDON RD	05/20/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$98,000	61.64	\$193,936	(\$8,136)	\$26,800	200.0	527.4	2.42	2.42
10-001-4004-000	10974 JEDDO RD	12/22/22	\$254,292	WD	03-ARM'S LENGTH	\$254,292	\$34,700	13.65	\$218,359	\$59,183	\$23,250	0.0	0.0	1.75	1.75
10-002-4001-010	11477 JEDDO RD	03/03/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$5,100	3.19	\$10,123	\$160,000	\$10,123	0.0	0.0	3.40	3.40

Sales listed below are outliers.

10-008-1004-000	12844 COLLINS RD	05/24/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$126,200	67.49	\$249,825	\$270	\$63,095	235.4	350.0	2.36	2.36
10-034-2001-110	VAC LOT NORMAN RD	12/19/22	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$13,400	74.44	\$26,800	\$18,000	\$26,800	200.0	500.0	2.30	2.30
10-036-1006-000	VAC LOT EMMETT RD	09/22/23	\$30,780	WD	03-ARM'S LENGTH	\$30,780	\$33,500	108.84	\$67,000	\$30,780	\$67,000	250.0	650.0	3.73	3.73
10-023-4004-000	7236 BROCKWAY RD	02/21/23	\$217,700	WD	03-ARM'S LENGTH	\$217,700	\$86,800	39.87	\$295,441	\$29,459	\$107,200	400.0	370.0	3.40	3.40
10-009-2003-080	JORDON RD VACANT	09/22/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$13,600	61.82	\$53,600	\$22,000	\$53,600	200.0	527.0	2.42	2.42
10-015-1008-000	11777 YALE RD	06/18/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$77,600	47.75	\$153,107	\$28,665	\$19,272	146.0	233.0	0.78	0.78
10-024-1004-000	7335 EMMETT RD	07/29/22	\$230,000	OTH	03-ARM'S LENGTH	\$230,000	\$90,800	39.48	\$179,630	\$94,188	\$43,818	327.0	328.0	2.46	2.46
10-012-4001-001	8148 DUQUETTE RD	09/08/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,300	34.78	\$151,403	\$77,597	\$24,000	0.0	0.0	2.00	2.00
10-005-4007-000	12990 JEDDO RD	12/13/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$95,000	38.78	\$187,371	\$98,549	\$40,920	310.0	310.0	2.21	2.21
10-013-2001-600	10653 YALE RD	12/20/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$110,900	35.43	\$267,531	\$72,397	\$26,928	204.0	370.0	1.73	1.73
10-012-1003-300	8415 EMMETT RD	09/02/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$131,400	36.50	\$260,175	\$150,879	\$51,054	381.0	400.0	3.50	3.50
10-022-3003-000	7067 SAYLES RD	10/19/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$134,404	\$67,396	\$26,800	200.0	320.0	1.47	1.47
10-026-2002-002	11075 WILKES RD	05/18/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,300	40.67	\$156,433	\$92,167	\$53,600	200.0	299.8	1.38	1.38
10-150-0008-000	10706 METCALF RD	10/04/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$45,300	33.81	\$89,379	\$54,678	\$10,057	76.2	242.2	0.43	0.42

Sales listed below are in the Commercial Class, moved to commercial study.

10-014-4010-100	7616 BROCKWAY RD	06/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600	37.90	\$292,304	\$154,626	\$46,930	130.0	240.7	0.92	0.92
-----------------	------------------	----------	-----------	----	-----------------	-----------	-----------	-------	-----------	-----------	----------	-------	-------	------	------

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$83	\$11,268	\$0.26	0.00	BWAY	5563/014		CD/D HOMES	401	
\$138	\$11,977	\$0.27	200.00	C-BC	5411/235		CLASS C/BC	402	0-5 A FF RATE
\$110	\$15,977	\$0.37	200.00	BWAY	5487/036		CD/D HOMES	402	CD/D HOMES
\$153	\$20,202	\$0.46	320.00	BWAY	5523/938		CD/D HOMES	401	CD/D HOMES
\$193	\$25,419	\$0.58	330.00	C-BC	5434/110		CLASS C/BC	401	0-5 A FF RATE
\$100	\$29,398	\$0.67	265.00	C-BC	5580/633	10-150-0014-000, 10-150-0015-000	CLASS C/BC	402	CD/D HOMES

Average  
per SqFt=> \$0.44

\$10,000 per acre.

(\$41)	(\$3,359)	(\$0.08)	200.00	C-BC	5528/101		CLASS C/BC	401	0-5 A FF RATE
#DIV/0!	\$33,819	\$0.78	0.00	BWAY	5591/085		CD/D HOMES	401	
#DIV/0!	\$47,017	\$1.08	0.00	2000	5610/036		2000 COMMERCIAL	202	
\$1	\$114	\$0.00	235.43	BWAY	5630/423		CD/D HOMES	401	0-5 A FF RATE
\$90	\$7,840	\$0.18	200.00	C-BC	5592/024		CLASS C/BC	402	0-5 A FF RATE
\$123	\$8,252	\$0.19	250.00	C-BC	5661/078		CLASS C/BC	402	0-5 A FF RATE
\$74	\$8,670	\$0.20	400.00	BWAY	5607/179		CD/D HOMES	401	CD/D HOMES
\$110	\$9,091	\$0.21	200.00	C-BC	5660/448		CLASS C/BC	402	0-5 A FF RATE
\$196	\$36,703	\$0.84	146.00	C-BC			CLASS C/BC	401	0-5 A FF RATE
\$288	\$38,257	\$0.88	327.00	BWAY	5550/921		CD/D HOMES	401	CD/D HOMES
#DIV/0!	\$38,779	\$0.89	0.00	BWAY	5662/513		CD/D HOMES	401	
\$318	\$44,673	\$1.03	310.00	C-BC	5479/645		CLASS C/BC	401	0-5 A FF RATE
\$355	\$41,776	\$0.96	204.00	BWAY	5491/374		CD/D HOMES	401	CD/D HOMES
\$396	\$43,121	\$0.99	381.00	C-BC	5565/129		CLASS C/BC	401	0-5 A FF RATE
\$337	\$45,879	\$1.05	200.00	C-BC	5578/849		CLASS C/BC	401	0-5 A FF RATE
\$461	\$66,788	\$1.53	200.00	C-BC	5639/606		CLASS C/BC	401	0-5 A FF RATE
\$718	\$127,455	\$2.93	76.19	BWAY			CD/D HOMES	401	CD/D HOMES
\$1,189	\$168,438	\$3.87	130.00	2000	5546/279		2000 COMMERCIAL	201	COMMERCIAL