

2026 AGRICULTURAL LAND SALES

Below are two years of sales from 4-1-2023 through 3-31-2025 that were used to determine the agricultural

Land Values of:

Due to the lack of enough vacant land sales, additional county sales were used. The average of the sales were rounded and applied.

Parcel Number	Street Address	1 to 1.5 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
L-12-32-110-019	7223 Wapiti Way	Pittsfield Twp	02/08/24	\$ 87,000	\$ 87,000	0.55	\$158,182	
C-03-03-100-016	9570 Scully Rd	Webster Twp	04/06/23	\$ 140,000	\$ 140,000	6.34	\$22,082	
J-10-08-400-014	Plymouth-Ann Arbor Rd	Superior Twp	9/18/2023	\$ 100,000	\$ 100,000	2.15	\$46,512	
				AVERAGE >>>>	\$ 109,000			\$ 110,000

Parcel Number	Street Address	2 to 2.5 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
L-12-32-110-019	7223 Wapiti Way	Pittsfield Twp	02/08/24	\$ 87,000	\$ 87,000	0.55	\$158,182	
J-10-08-400-011	6595 Plymouth-Ann Arbor	Superior Twp	04/05/24	\$ 150,000	\$ 150,000	1.38	\$108,696	
C-03-03-100-016	9570 Scully Rd	Webster Twp	04/06/23	\$ 140,000	\$ 140,000	6.34	\$22,082	
J-10-08-400-014	Plymouth-Ann Arbor Rd	Superior Twp	9/18/2023	\$ 100,000	\$ 100,000	2.15	\$46,512	
				AVERAGE >>>>	\$ 119,250			\$ 120,000

Parcel Number	Street Address	3 to 4 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-08-400-014	Plymouth-Ann Arbor Rd	Superior Twp	9/18/2023	\$ 100,000	\$ 100,000	2.15	\$46,512	
J-10-15-400-001	3335 Berry Rd	Superior Twp	12/27/2023	\$ 70,000	\$ 70,000	5.01	\$13,972	
J-10-30-101-028	Hickman Rd	Superior Twp	12/12/2023	\$ 232,000	\$ 232,000	11.66	\$19,897	
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	\$ 140,000	\$ 140,000	6.34	\$22,082	
				AVERAGE >>>>	\$ 135,500			\$ 135,000

Parcel Number	Street Address	5 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-35-300-011	MacArthur Blvd	Superior Twp	4/20/2023	\$ 87,000	\$ 87,000	8.31	\$10,469	
J-10-30-101-028	Hickman Rd	Superior Twp	12/12/2023	\$ 232,000	\$ 232,000	11.66	\$19,897	
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	\$ 140,000	\$ 140,000	6.34	\$22,082	
				AVERAGE >>>>	\$ 153,000			\$ 150,000

Parcel Number	Street Address	7 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-30-101-028	Hickman Rd	Superior Twp	12/12/2023	\$ 232,000	\$ 232,000	11.66	\$19,897	
J-10-04-100-010	4740 Bridlepath	Superior Twp	12/28/2023	\$ 155,882	\$ 155,882	10.02	\$15,557	
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	\$ 140,000	\$ 140,000	6.34	\$22,082	
J-10-08-400-003	Plymouth-Ann Arbor Rd	Superior Twp	12/16/2023	\$ 105,200	\$ 105,200	7.05	\$14,922	
				AVERAGE >>>>	\$ 158,271			\$ 160,000

Parcel Number	Street Address	10 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-30-101-028	Hickman Rd	Superior Twp	12/12/2023	\$ 232,000	\$ 232,000	11.66	\$19,897	
J-10-04-100-010	4740 Bridlepath	Superior Twp	12/28/2023	\$ 155,882	\$ 155,882	10.02	\$15,557	
D-04-27-430-019	Island Lake Rd	Dexter Twp	3/13/2025	\$ 200,000	\$ 200,000	7.26	\$27,548	
T-20-22-300-021	8163 Willow Rd	Augusta Twp	11/5/2024	\$ 199,000	\$ 199,000	13.08	\$15,214	
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	\$ 140,000	\$ 140,000	6.34	\$22,082	
				AVERAGE >>>>	\$ 185,376			\$ 185,000

Parcel Number	Street Address	15 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
T-20-22-300-021	8163 Willow Rd	Augusta Twp	11/5/2024	\$ 199,000	\$ 199,000	13.08	\$15,214	
C-03-10-200-031	8727 Scully Rd	Webster Twp	05/23/23	\$ 270,000	\$ 270,000	23.64	\$11,421	
				\$ 202,625				
C-03-34-100-023	5001 WEBBER RD	Webster Twp	6/2/2023	\$ 140,000	\$ 140,000	17.47	\$8,014	
J-10-04-100-010	4740 Bridlepath	Superior Twp	12/28/2023	\$ 155,882	\$ 155,882	10.02	\$15,557	
				AVERAGE >>>>	\$ 193,501			\$ 195,000

Parcel Number	Street Address	20 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-14-200-004	9100 Ford Rd	Superior Twp	07/23/24	\$ 125,000	\$ 125,000	20	\$6,250	
O-15-13-200-005	Vacant	Sharon Twp	09/22/23	\$ 126,000	\$ 126,000	22.93	\$5,495	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	06/02/23	\$ 140,000	\$ 140,000	17.47	\$8,014	
B-02-36-200-016	Earhart Rd	Northfield Twp	02/28/24	\$ 336,000	\$ 336,000	24.21	\$13,879	
R-18-34-400-012	Hack Rd	Saline Twp	09/05/23	\$ 62,000	\$ 62,000	20.26	\$3,060	
J-10-33-300-019	Clark Rd	Superior Twp	08/30/23	\$ 650,000	\$ 650,000	25.15	\$25,845	
O-15-18-300-007	Vacant	Sharon Twp	05/25/23	\$ 100,000	\$ 100,000	10.02	\$9,980	
				AVERAGE >>>>	\$ 219,857			\$ 220,000

Parcel Number	Street Address	25 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-14-200-004	9100 Ford Rd	Superior Twp	07/23/24	\$ 125,000	\$ 125,000	20	\$6,250	
O-15-13-200-005	Vacant	Sharon Twp	09/22/23	\$ 126,000	\$ 126,000	22.93	\$5,495	
C-03-02-100-001	9710 Merrill Rd	Webster Twp	09/12/23	\$ 275,000	\$ 275,000	38.1	\$7,218	
N-14-35-300-014	Saline Waterworks	Freedom Twp	08/08/24	\$ 300,000	\$ 300,000	36.48	\$8,224	
R-18-34-400-012	Hack Rd	Saline Twp	09/05/23	\$ 62,000	\$ 62,000	20.26	\$3,060	
C-03-10-200-031	8727 Scully Rd	Webster Twp	05/23/23	\$ 270,000	\$ 270,000	23.64	\$11,421	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	06/02/23	\$ 140,000	\$ 140,000	17.47	\$8,014	
J-10-33-300-019	Clark Rd	Superior Twp	08/30/23	\$ 650,000	\$ 650,000	25.15	\$25,845	
				AVERAGE >>>>	\$ 243,500			\$ 245,000

Parcel Number	Street Address	30 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-14-200-004	9100 Ford Rd	Superior Twp	07/23/24	\$ 125,000	\$ 125,000	20	\$6,250	
O-15-13-200-005	Vacant	Sharon Twp	09/22/23	\$ 126,000	\$ 126,000	22.93	\$5,495	
M-13-18-300-001	Diuble Rd	Lodi Twp	02/21/24	\$ 390,000	\$ 390,000	40.55	\$9,618	
R-18-17-200-001	Feldkamp Rd	Saline Twp	03/11/24	\$ 367,500	\$ 367,500	49	\$7,500	
C-03-10-200-031	8727 Scully Rd	Webster Twp	05/23/23	\$ 270,000	\$ 270,000	23.64	\$11,421	
B-02-09-400-005	NOLLAR RD	NORTHFIELD TWP	04/14/23	\$ 310,000	\$ 310,000	40	\$7,750	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	06/02/23	\$ 140,000	\$ 140,000	17.47	\$8,014	
J-10-33-300-019	Clark Rd	Superior Twp	08/30/23	\$ 650,000	\$ 650,000	25.15	\$25,845	
				AVERAGE >>>>	\$ 297,313			\$ 295,000

Parcel Number	Street Address	40 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
M-13-18-300-001	Diuble Rd	Lodi Twp	02/21/24	\$ 390,000	\$ 390,000	40.55	\$9,618	
T-20-23-100-030	Talladay Rd	Augusta Twp	04/04/25	\$ 400,000	\$ 400,000	55.58	\$7,197	
J-10-33-300-019	Clark Rd	Superior Twp	08/30/23	\$ 650,000	\$ 650,000	25.15	\$25,845	
O-15-13-200-005	Vacant	Sharon Twp	09/22/23	\$ 126,000	\$ 126,000	22.93	\$5,495	
B-02-09-400-005	NOLLAR RD	NORTHFIELD TWP	04/14/23	\$ 310,000	\$ 310,000	40	\$7,750	
				AVERAGE >>>>	\$ 375,200			\$ 375,000

Parcel Number	Street Address	50 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-33-300-019	Clark Rd	Superior Twp	08/30/23	\$ 650,000	\$ 650,000	25.15	\$25,845	
T-20-33-300-019 & -020	Hitchingham Rd	Augusta Twp	05/17/24	\$ 230,000	\$ 230,000	36.57	\$6,289	
M-13-18-300-001	Diuble Rd	Lodi Twp	02/21/24	\$ 390,000	\$ 390,000	40.55	\$9,618	
T-20-02-100-032	Bemis Rd	Augusta Twp	02/09/24	\$ 375,000	\$ 375,000	64.28	\$5,834	
				AVERAGE >>>>	\$ 411,250			\$ 410,000

Parcel Number	Street Address	100 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
C-03-05-300-007	9200 Mast Rd	Webster Twp	03/15/24	\$ 1,000,000	\$ 1,000,000	72.84	\$13,729	
B-02-16-100-012 & -013	Six Mile Rd	Northfield Twp	11/12/24	\$ 845,000	\$ 845,000	87.37	\$9,672	
T-20-02-100-032	Bemis Rd	Augusta Twp	02/09/24	\$ 375,000	\$ 375,000	64.28	\$5,834	
C-03-19-400-008,009	Gregory Rd	Webster Twp	12/21/23	\$ 531,548	\$ 531,548	144.25	\$3,685	
K-11-35-100-009	7200 BUNTON RD	YPSILANTI TWP	11/13/23	\$ 1,020,000	\$ 1,020,000	57	\$17,895	
				AVERAGE >>>>	\$ 754,310			\$ 755,000

2026 PROSPECT POINTE 108P AND 109P, WHICH INCLUDES PROSPECT POINTE WEST LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/ Page	Land Table	Class	15% of Sale	
J-10-33-108-002	7558 ABIGAIL DR	12/22/23	\$445,000	\$175,600	39.46	\$409,287	\$95,713	\$60,000	82.0	120.5	0.23	0.23	\$421,643	108	5541/435	PROSPECT POINTE	401	\$66,750	
J-10-33-108-043	1952 FRANCES WAY	05/10/24	\$460,000	\$194,000	42.17	\$394,999	\$125,001	\$60,000	89.4	120.9	0.25	0.25	\$504,036	108	5554/278	PROSPECT POINTE	401	\$69,000	
J-10-33-108-051	7966 HALLIE DR	01/26/24	\$480,000	\$202,400	42.17	\$469,160	\$73,840	\$63,000	65.0	126.0	0.19	0.19	\$392,766	108	5543/936	PROSPECT POINTE	401	\$72,000	
J-10-33-108-054	7960 HALLIE CT	04/02/24	\$430,000	\$171,000	39.77	\$349,554	\$143,446	\$63,000	74.0	124.0	0.21	0.21	\$679,839	106		PROSPECT POINTE	401	\$64,500	
J-10-33-108-076	7587 ABIGAIL DR	06/06/23	\$425,000	\$174,900	41.15	\$406,551	\$81,449	\$63,000	70.0	121.0	0.19	0.19	\$419,840	108	5523/899	PROSPECT POINTE	401	\$63,750	
J-10-33-108-081	7569 ABIGAIL DR	11/27/24	\$500,000	\$224,500	44.90	\$455,144	\$107,856	\$63,000	61.0	120.0	0.17	0.17	\$642,000	108	5572/808	PROSPECT POINTE	401	\$75,000	
J-10-33-108-085	7555 ABIGAIL DR	05/17/23	\$475,000	\$201,000	42.32	\$465,343	\$69,657	\$60,000	85.0	120.0	0.23	0.23	\$297,679	108	L5522/P256	PROSPECT POINTE	401	\$71,250	
J-10-33-108-102	1576 COURTNEY CT	06/22/23	\$475,000	\$196,200	41.31	\$455,480	\$79,520	\$60,000	71.0	116.0	0.19	0.19	\$420,741	108	5525/762	PROSPECT POINTE	401	\$71,250	
J-10-33-109-110	1934 FRANCES WAY	10/31/23	\$470,000	\$174,700	37.17	\$407,054	\$122,946	\$60,000	81.3	120.1	0.22	0.22	\$548,666	108	5536/996	PROSPECT POINTE	401	\$70,500	
J-10-33-109-129	7971 JORDAN CT	04/14/23	\$422,500	\$171,700	40.64	\$393,391	\$89,109	\$60,000	82.0	121.0	0.23	0.23	\$390,829	109	L5519/P670	PROSPECT POINTE	401	\$63,375	
J-10-33-109-134	7972 JORDAN CT	10/04/24	\$413,000	\$197,300	47.77	\$401,302	\$74,698	\$63,000	84.0	126.0	0.24	0.24	\$307,399	109	5568/298	PROSPECT POINTE	401	\$61,950	
J-10-33-109-151	1980 HUNTERS CREEK DR	07/12/23	\$470,000	\$173,900	37.00	\$397,802	\$135,198	\$63,000	72.0	115.0	0.19	0.19	\$711,568	109	5527/709	PROSPECT POINTE	401	\$70,500	
J-10-33-109-167	1956 HUNTERS CREEK DR	09/28/23	\$470,000	\$200,000	42.55	\$455,341	\$77,659	\$63,000	80.9	124.7	0.23	0.23	\$334,737	109	5534/741	PROSPECT POINTE	401	\$70,500	
J-10-33-110-006	7477 ABIGAIL DR	01/31/25	\$607,671	\$23,500	3.87	\$578,194	\$89,477	\$60,000	72.8	129.7	0.22	0.22	\$412,336	111	5578/248	PROSPECT POINTE	401	\$91,151	
J-10-33-110-009	7467 ABIGAIL DR	02/28/25	\$597,480	\$25,000	4.18	\$242,015	\$418,465	\$63,000	90.4	130.0	0.27	0.27	\$1,549,870	111	5580/789	PROSPECT POINTE	401	\$89,622	
J-10-33-110-012	1963 MAGGIE LN	03/21/25	\$547,080	\$23,500	4.30	\$195,730	\$411,350	\$60,000	68.0	130.0	0.20	0.20	\$2,026,355	111		PROSPECT POINTE	401	\$82,062	
J-10-33-110-014	1955 MAGGIE LN	03/28/25	\$579,985	\$23,500	4.05	\$223,096	\$416,889	\$60,000	67.1	130.0	0.20	0.20	\$2,084,445	111		PROSPECT POINTE	401	\$86,998	
J-10-33-110-025	1972 MAGGIE LN	02/10/25	\$562,795	\$23,500	4.18	\$546,148	\$76,647	\$60,000	68.0	130.0	0.20	0.20	\$377,571	111	5579/768	PROSPECT POINTE	401	\$84,419	
J-10-33-110-026	1966 MAGGIE LN	03/07/25	\$614,845	\$23,500	3.82	\$238,092	\$436,753	\$60,000	68.0	130.0	0.20	0.20	\$2,151,493	111	5582/657	PROSPECT POINTE	401	\$92,227	
J-10-33-110-027	1958 MAGGIE LN	03/17/25	\$607,540	\$23,500	3.87	\$223,461	\$444,079	\$60,000	68.0	130.0	0.20	0.20	\$2,187,581	111	5583/641	PROSPECT POINTE	401	\$91,131	
J-10-33-110-032	1932 MAGGIE LN	03/05/25	\$488,920	\$23,500	4.81	\$205,134	\$343,786	\$60,000	67.0	133.4	0.21	0.21	\$1,677,005	111	5582/662	PROSPECT POINTE	401	\$73,338	
Totals:			\$10,541,816	\$2,646,700		\$7,912,278	\$3,913,538	\$1,284,000	1,566.9		4.48	4.48					15% of Sale Avg	\$75,299	
					Sale. Ratio =>	25.11	Average				Average	Average							
					Std. Dev. =>	18.69	per FF=>		\$2,498	per Net Acre=>		873,557.59	per SqFt=>		Not Used				

The below vacant land sales were used to determine the site value of 65,000 per site with an extra \$3,000 for a premium site (walkout basement, larger lot, etc).
 Due to the lack of subdivision vacant lot sales it was necessary to add some sales from other Washtenaw County communities.

Sales Comparison Approach Method						Previous Year Land Value:	60,000	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community	2026 Land Value:	65,000	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp			
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp			
L-12-32-110-019	7223 Wapiti Way	07/24/24	\$79,000	0.55	Pittsfield Twp			
H-08-21-375-218	6215 N Trailwoods Dr	10/16/23	\$87,500	0.15	Scio Twp	Purchase by Lombardo-Same Builder	Premium Site add 3,000	
			Average	\$68,638				

2026 BROMLEY PARK CONDOMINIUMS LAND VALUE													Land Ratio	6% of Sale	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Class	Allocation Method	for Land Value	
J-10-35-110-007	1883 WEXFORD CIR	11/15/24	\$270,000	\$105,600	39.11	\$241,792	\$42,208	\$14,000	110	5571/951	BROMLEY PARK	401	15.6%	\$ 16,200	
J-10-35-110-015	1853 WEXFORD CIR	01/29/25	\$266,000	\$110,300	41.47	\$253,877	\$26,123	\$14,000	110	5578/531	BROMLEY PARK	401	9.8%	\$ 15,960	
J-10-35-110-028	1823 WEXFORD DR	11/18/24	\$268,000	\$119,800	44.70	\$274,778	\$7,222	\$14,000	110	5571/838	BROMLEY PARK	401	2.7%	\$ 16,080	
J-10-35-110-029	1821 WEXFORD DR	03/18/25	\$285,000	\$136,000	47.72	\$312,215	(\$13,215)	\$14,000	110	5583/326	BROMLEY PARK	401	-4.6%	\$ 17,100	
J-10-35-110-054	1855 N KENWYCK DR	11/15/24	\$279,900	\$120,100	42.91	\$275,621	\$18,279	\$14,000	110	5581/537	BROMLEY PARK	401	6.5%	\$ 16,794	
J-10-35-110-059	1865 N KENWYCK DR	07/25/24	\$275,000	\$109,300	39.75	\$250,282	\$38,718	\$14,000	110	5561/13	BROMLEY PARK	401	14.1%	\$ 16,500	
J-10-35-110-076	1884 N KENWYCK DR	08/09/24	\$244,000	\$106,000	43.44	\$242,517	\$15,483	\$14,000	110	5562/740	BROMLEY PARK	401	6.3%	\$ 14,640	
J-10-35-110-086	1862 N KENWYCK DR	07/25/23	\$252,000	\$111,500	44.25	\$270,069	(\$4,069)	\$14,000	110	5528/813	BROMLEY PARK	401	-1.6%	\$ 15,120	
Totals:			\$2,139,900	\$918,600		\$2,121,151	\$130,749	\$112,000					Average:	6.1%	\$ 16,049
					Sale. Ratio =>	42.93							Average		
					Std. Dev. =>	2.80							per FF=>		
Condominiums															
The Allocation Method was Used to determine the land value of:															
\$16,000															
Removed these sales as outliers															
J-10-35-110-037	1868 WEXFORD DR	01/18/24	\$339,900	\$41,000	12.06	\$324,734	\$29,166	\$14,000	110	5544/988	BROMLEY PARK	401			
J-10-35-110-038	1866 WEXFORD DR	03/22/24	\$340,000	\$39,100	11.50	\$311,463	\$42,537	\$14,000	110		BROMLEY PARK	401			
J-10-35-110-039	1864 WEXFORD DR	01/26/24	\$340,000	\$39,100	11.50	\$304,235	\$49,765	\$14,000	110	5545/540	BROMLEY PARK	401			
J-10-35-110-040	1862 WEXFORD DR	12/15/23	\$318,900	\$41,000	12.86	\$329,085	\$3,815	\$14,000	110	5543/921	BROMLEY PARK	401			
J-10-35-110-044	1832 WEXFORD DR	07/24/24	\$273,000	\$112,700	41.28	\$259,373	\$27,627	\$14,000	110	5560/682	BROMLEY PARK	401			

2026 PROSPECT POINTE EAST LAND VALUE																								
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class	15% of Sale						
J-10-34-295-026	2113 WILTSHIRE DR	08/23/24	\$359,900	\$176,700	49.10	\$359,997	\$44,903	\$45,000	60.0	127.0	0.18	0.18	\$256,589	112 5565/213	PROSPECT POINTE EAST	401	\$53,985							
J-10-34-295-034	2198 WILTSHIRE DR	05/10/24	\$540,000	\$206,400	38.22	\$418,443	\$166,557	\$45,000	70.0	129.0	0.21	0.21	\$904,623	112 5553/655	PROSPECT POINTE EAST	401	\$81,000							
J-10-34-295-041	8155 STAMFORD RD	10/19/23	\$246,900	\$154,100	62.41	\$341,019	(\$49,119)	\$45,000	64.0	127.0	0.19	0.19	(\$262,668)	112 5537/001	PROSPECT POINTE EAST	401	\$37,035							
J-10-34-295-046	8223 STAMFORD RD	01/17/25	\$370,000	\$165,100	44.62	\$364,800	\$50,200	\$45,000	63.0	115.0	0.17	0.17	\$302,410	112 5577/200	PROSPECT POINTE EAST	401	\$55,500							
J-10-34-295-054	8309 STAMFORD RD	08/15/24	\$401,200	\$172,700	43.05	\$351,836	\$94,364	\$45,000	64.0	121.0	0.18	0.18	\$530,135	112 5563/336	PROSPECT POINTE EAST	401	\$60,180							
J-10-34-295-057	8343 STAMFORD RD	10/13/23	\$363,750	\$161,300	44.34	\$355,945	\$52,805	\$45,000	60.0	120.0	0.17	0.17	\$320,030	112 5536/366	PROSPECT POINTE EAST	401	\$54,563							
J-10-34-295-068	8336 STAMFORD RD	09/24/24	\$350,000	\$163,800	46.80	\$334,539	\$60,461	\$45,000	60.0	120.0	0.17	0.17	\$366,430	112 5566/359	PROSPECT POINTE EAST	401	\$52,500							
J-10-34-295-070	8322 STAMFORD RD	09/26/24	\$355,000	\$163,700	46.11	\$334,273	\$65,727	\$45,000	60.0	120.0	0.17	0.17	\$398,345	112 L:5566 / P:785	PROSPECT POINTE EAST	401	\$53,250							
J-10-34-295-087	8370 ARDMOOR DR	04/05/23	\$340,000	\$153,800	45.24	\$340,513	\$44,487	\$45,000	76.0	120.0	0.21	0.21	\$212,856	112 L5516/P772	PROSPECT POINTE EAST	401	\$51,000							
J-10-34-295-110	2101 SHEFFIELD DR	07/29/24	\$395,000	\$113,400	28.71	\$235,291	\$204,709	\$45,000	60.0	120.0	0.17	0.17	\$1,240,661	112 5561/229	PROSPECT POINTE EAST	401	\$59,250							
J-10-34-295-114	8310 ARDMOOR DR	07/16/24	\$390,000	\$168,700	43.26	\$344,216	\$90,784	\$45,000	60.0	120.0	0.17	0.17	\$550,206	112 5562/441	PROSPECT POINTE EAST	401	\$58,500							
J-10-34-295-119	8176 STAMFORD RD	05/13/24	\$379,900	\$162,800	42.85	\$332,459	\$92,441	\$45,000	67.0	124.0	0.19	0.19	\$483,984	112 5554/268	PROSPECT POINTE EAST	401	\$56,985							
J-10-34-295-122	8144 STAMFORD RD	06/16/23	\$343,000	\$160,900	46.91	\$355,565	\$32,435	\$45,000	60.0	122.0	0.17	0.17	\$193,065	112 5524/285	PROSPECT POINTE EAST	401	\$51,450							
Totals:			\$4,834,650	\$2,123,400		\$4,468,896	\$950,754	\$585,000	824.0		2.31	2.31				15% of Sale Avg	\$55,784							
					Sale. Ratio =>	43.92	Average					Average	Average											
					Std. Dev. =>	7.36	per FF=>					\$1,154	per Net Acre=>					412,295.75	per SqFt=>					Not Used

Sales Comparison Approach

The below vacant land sales were used to determine this land value of \$45,000.

Due to the lack of subdivision lot sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp
K-11-06-382-045	2544 Eastlawn Ave	10/02/24	\$52,500	0.27	Ypsilanti Township
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp
K-11-07-205-019	2581 Packard Rd	04/22/24	\$31,000	0.16	Ypsilanti Township
D-04-18-437-017	Aberdeen	07/07/23	\$30,000	0.11	Dexter Twp
Average			\$45,208		

Previous Year Land Value: \$45,000
2026 Land Value: \$45,000

2026 ARBOR HILLS LAND VALUE																		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class	
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$837,148	\$419,428	\$155,000	185.0	409.0	1.84	1.84	\$228,074	ARBOR	5564/186	ARBOR HILLS	401	
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$796,777	\$328,223	\$200,000	0.0	0.0	1.85	1.85	\$177,418	GLEN	5555/133	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-062	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$599,769	\$250,000	0.0	0.0	5.70	5.70	\$105,223	GLEN	5544/341	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$485,500	38.16	\$973,721	\$551,279	\$250,000	0.0	0.0	3.10	3.10	\$177,832	GLEN	5555/794	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,116,207	\$528,793	\$250,000	0.0	0.0	1.90	1.90	\$278,312	GLEN	5556/957	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,091,860	\$258,140	\$250,000	0.0	0.0	1.91	1.91	\$135,152	GLEN		GLENNBOROUGH SITE CONDO	401	
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$969,058	\$679,942	\$250,000	0.0	0.0	1.17	1.17	\$581,147	GLEN		GLENNBOROUGH SITE CONDO	401	
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$955,085	\$294,915	\$250,000	0.0	0.0	1.00	1.00	\$294,915	GLEN		GLENNBOROUGH SITE CONDO	401	
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	(\$56,998)	\$300,000	0.0	0.0	1.57	1.57	(\$36,304)	GLEN	5536/255	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$892,135	\$257,865	\$250,000	0.0	0.0	1.00	1.00	\$257,865	GLEN	5576/383	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$20,168	\$225,000	0.0	0.0	1.00	1.00	\$20,168	GLEN	5541/352	GLENNBOROUGH SITE CONDO	401	
Totals:			\$12,683,976	\$5,521,400		\$11,432,452	\$3,881,524	\$2,630,000	185.0		22.04	22.04						
					Sale. Ratio =>	43.53	Average			Average			Average					
					Std. Dev. =>	8.52	per FF=>		\$20,981	per Net Acre=>		176,120.70	per SqFt=>					
Sales Comparison Approach																		
Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.																		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community													
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp													
J-10-08-400-011	6595 Plymouth-Ann Arbor Rd	04/05/24	\$150,000	1.38	Superior Twp													
J-10-32-300-016	Indian Hills Dr	03/31/25	\$250,000	2.8	Superior Twp													
J-10-04-100-008	4760 Bridle Path	12/28/23	\$155,882	5.71	Superior Twp													
J-10-04-100-006	4950 Saddleridge Trl	09/13/24	\$123,970	5.8	Superior Twp													
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.65	Superior Twp													
			Average	\$155,956														
													Previous Year Land Value:	\$155,000				
													2026 Land Value:	\$155,000				

2026 ANN ARBOR SD LAND VALUES

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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Class
J-10-04-100-002	4995 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$58,000	37.21	130,800	\$155,882	\$130,800	0.0	0.0	7.12	7.12	\$21,634	\$0.50	0.00	AA-RE		402
J-10-04-100-003	4987 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$70,600	45.29	150,840	\$155,882	\$150,840	0.0	0.0	10.42	10.42	\$14,960	\$0.34	0.00	AA-RE		402
J-10-04-100-004	4989 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$73,500	47.15	154,660	\$155,882	\$154,660	0.0	0.0	12.33	12.33	\$12,642	\$0.29	0.00	AA-RE		402
J-10-04-100-005	4953 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	129,800	\$155,882	\$129,800	0.0	0.0	6.96	6.96	\$22,397	\$0.51	0.00	AA-RE		402
J-10-04-100-006	4950 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	124,000	\$155,882	\$124,000	0.0	0.0	5.80	5.80	\$26,876	\$0.62	0.00	AA-RE		402
J-10-04-100-007	4980 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	124,200	\$155,882	\$124,200	0.0	0.0	5.84	5.84	\$26,692	\$0.61	0.00	AA-RE		402
J-10-04-100-008	4760 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	123,550	\$155,882	\$123,550	0.0	0.0	5.71	5.71	\$27,300	\$0.63	0.00	AA-RE		402
J-10-04-100-009	4750 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$79,500	51.00	163,900	\$155,882	\$163,900	0.0	0.0	15.78	15.78	\$9,878	\$0.23	0.00	AA-RE		402
J-10-04-100-010	4740 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$70,000	44.91	150,040	\$155,882	\$150,040	0.0	0.0	10.02	10.02	\$15,557	\$0.36	0.00	AA-RE		402
J-10-04-100-011	4755 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$69,500	44.59	149,200	\$155,882	\$149,200	0.0	0.0	9.88	9.88	\$15,778	\$0.36	0.00	AA-RE		402
J-10-04-100-012	4767 BRIDLE PATH	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,700	37.02	130,267	\$155,882	\$130,267	0.0	0.0	7.04	7.04	\$22,142	\$0.51	0.00	AA-RE		402
J-10-04-100-013	4970 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	125,700	\$155,882	\$125,700	0.0	0.0	6.14	6.14	\$25,388	\$0.58	0.00	AA-RE		402
J-10-04-100-014	4960 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	123,300	\$155,882	\$123,300	0.0	0.0	5.68	5.68	\$27,541	\$0.63	0.00	AA-RE		402
J-10-04-100-015	4990 SADDLERIDGE TRL	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$57,500	36.89	124,850	\$155,882	\$124,850	0.0	0.0	5.97	5.97	\$26,111	\$0.60	0.00	AA-RE		402
J-10-04-100-017	4763 CURTIS RD	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$63,500	40.74	139,667	\$155,882	\$139,667	0.0	0.0	8.45	8.45	\$18,448	\$0.42	0.00	AA-RE		402
J-10-04-100-018	4747 CURTIS RD	12/28/23	\$155,882	WD	03-ARM'S LENGTH	\$155,882	\$84,700	54.34	174,400	\$155,882	\$174,400	0.0	0.0	17.88	17.88	\$8,718	\$0.20	0.00	AA-RE		402
J-10-04-100-016	4775 CURTIS RD	12/28/23	\$155,888	WD	03-ARM'S LENGTH	\$155,888	\$110,500	70.88	247,413	\$36,775	\$128,300	0.0	0.0	6.66	6.66	\$5,522	\$0.13	0.00	AA-RE		401
J-10-08-400-014	PLYMOUTH-ANN ARBOR RD	09/18/23	\$200,000	PTA	03-ARM'S LENGTH	\$100,000	\$0	0.00	90,000	\$100,000	\$90,000	0.0	0.0	2.15	2.15	\$46,512	\$1.07	0.00	AA-RE	J-10-08-400-015	402
J-10-08-400-015	PLYMOUTH-ANN ARBOR RD	09/18/23	\$200,000	PTA	03-ARM'S LENGTH	\$100,000	\$0	0.00	101,100	\$100,000	\$101,100	0.0	0.0	2.87	2.87	\$34,843	\$0.80	0.00	AA-RE	J-10-08-400-014	402
J-10-04-400-010	7637 WARREN RD	06/27/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$60,100	26.71	120,148	\$225,000	\$120,148	0.0	0.0	5.27	5.27	\$22,694	\$0.98	0.00	AA-RE		402
J-10-09-200-005	7135 PLYMOUTH-ANN ARBOR RD	08/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,000	34.62	198,136	\$166,864	\$105,000	165.0	275.0	1.08	1.08	\$154,504	\$3.55	165.00	AA-RE		401
J-10-19-100-035	5680 CHERRY HILL RD	08/29/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$53,100	19.31	106,250	\$275,000	\$106,250	0.0	0.0	3.21	3.21	\$85,670	\$1.97	0.00	AA-RE		402
J-10-03-400-023	8567 PLYMOUTH-ANN ARBOR RD	05/31/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$62,500	22.32	125,000	\$280,000	\$125,000	0.0	0.0	3.61	3.61	\$77,562	\$1.78	0.00	AA-RE		402
J-10-06-100-009	4763 WOHRIES RD	05/12/22	\$290,000	CD	11-FROM LENDING	\$290,000	\$341,900	117.90	335,950	\$94,900	\$140,850	0.0	0.0	5.17	5.17	\$18,356	\$0.42	0.00	AA-RE		401
J-10-10-100-007	3863 BERRY RD	12/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$67,500	20.77	140,000	\$325,000	\$140,000	333.0	857.0	5.00	5.00	\$65,000	\$1.49	333.00	AA-RE		402
J-10-09-400-057	7000 ELLEN'S WAY	07/27/22	\$326,177	WD	03-ARM'S LENGTH	\$326,177	\$82,300	25.23	162,438	\$326,177	\$162,438	0.0	0.0	4.33	4.33	\$75,330	\$1.73	0.00	AA-RE		402
J-10-04-300-015	7375 WARREN RD	12/14/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$134,200	36.27	270,835	\$229,415	\$130,250	0.0	0.0	4.35	4.35	\$52,739	\$1.21	0.00	AA-RE		401
J-10-16-100-003	3370 FRAINS LAKE RD	05/02/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$95,700	24.99	197,943	\$285,057	\$100,000	0.0	0.0	1.29	1.29	\$220,974	\$5.07	0.00	AA-RE		401
J-10-09-400-009	3620 FRAINS LAKE RD	08/02/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$176,300	45.79	365,128	\$173,255	\$153,383	275.0	1155.4	7.29	7.29	\$23,766	\$0.55	275.00	AA-RE		401
J-10-18-100-007	5580 PLYMOUTH-ANN ARBOR RD	04/12/22	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$108,600	26.30	239,385	\$264,965	\$91,350	132.0	190.1	0.58	0.58	\$456,836	\$10.49	132.00	AA-RE		401
J-10-04-300-003	6985 WARREN RD	05/12/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$144,300	32.80	314,484	\$240,516	\$115,000	0.0	0.0	2.30	2.30	\$104,572	\$2.40	0.00	AA-RE		401
J-10-19-100-070	5782 EAST STONE VALLEY DR	04/07/23	\$470,000	MLC	03-ARM'S LENGTH	\$470,000	\$133,100	28.32	266,146	\$470,000	\$266,146	0.0	0.0	7.25	7.25	\$64,828	\$1.49	0.00	AA-RE		402
J-10-30-400-009	5529 GEDDES RD	07/13/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$156,800	33.36	323,937	\$246,063	\$100,000	0.0	0.0	1.28	1.28	\$192,237	\$4.41	0.00	AA-RE		401
J-10-19-100-049	5670 EAST STONE VALLEY DR	08/17/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$133,200	28.04	275,558	\$475,000	\$275,558	0.0	0.0	6.79	6.79	\$69,966	\$1.61	0.00	AA-RE		402
J-10-19-100-053	5664 EAST STONE VALLEY DR	04/04/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$59,400	12.51	143,750	\$475,000	\$143,750	0.0	0.0	2.46	2.46	\$193,089	\$4.43	0.00	AA-RE		402
J-10-19-100-068	5734 EAST STONE VALLEY DR	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$125,700	26.46	251,300	\$475,000	\$251,300	0.0	0.0	5.72	5.72	\$83,042	\$1.91	0.00	AA-RE		402
J-10-19-100-069	5758 EAST STONE VALLEY DR	09/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$135,300	28.48	270,667	\$475,000	\$270,667	0.0	0.0	7.56	7.56	\$62,831	\$1.44	0.00	AA-RE		402
J-10-04-300-031	6999 WARREN RD	04/17/23	\$550,000	PTA	09-FAMILY	\$500,000	\$248,600	49.72	492,428	\$112,972	\$114,000	0.0	0.0	2.71	2.71	\$44,639	\$1.02	0.00	AA-RE		401
J-10-19-100-062	5692 EAST STONE VALLEY DR	10/18/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$178,600	31.89	397,240	\$560,000	\$397,240	0.0	0.0	14.54	14.54	\$38,514	\$0.88	0.00	AA-RE		402
J-10-08-300-044	3526 EASTBROOK DR	08/10/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$221,000	38.77	461,130	\$208,870	\$100,000	0.0	0.0	1.27	1.27	\$164,465	\$3.78	0.00	AA-RE		401
J-10-08-300-021	6075 FORD RD	05/25/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$183,000	31.55	378,415	\$307,835	\$106,250	0.0	0.0	3.73	3.73	\$92,529	\$1.89	0.00	AA-RE		401
J-10-08-300-032	6320 PLYMOUTH-ANN ARBOR RD	03/25/24	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$146,900	25.24	306,891	\$419,159	\$144,050	0.0	0.0	5.81	5.81	\$72,144	\$1.66	0.00	AA-RE		401
J-10-09-400-029	3624 PROSPECT RD	09/21/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$172,900	28.58	349,039	\$380,961	\$125,000	455.0	383.0	4.00	4.00	\$95,240	\$2.19	455.00	AA-RE		401
J-10-03-400-002	6755 PLYMOUTH-ANN ARBOR RD	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$256,700	39.49	545,012	\$211,188	\$106,200	287.0	238.0	1.56	1.56	\$135,377	\$3.11	287.00	AA-RE		401
J-10-03-400-003	PLYMOUTH-ANN ARBOR RD	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$23,800	3.66	57,500	\$650,000	\$57,500	0.0	0.0	2.50	2.50	\$260,000	\$5.97	0.00	AA-RE		402
J-10-08-400-003	PLYMOUTH-ANN ARBOR RD	12/16/22	\$700,000	WD	03-ARM'S LENGTH	\$105,200	\$72,700	69.11	145,333	\$105,200	\$145,333	0.0	0.0	7.05	7.05	\$14,922	\$0.34	0.00	AA-RE	J-10-08-400-004	001
J-10-06-100-011	4877 WOHRIES RD	06/10/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$284,700	39.54	591,752	\$269,098	\$140,850	0.0	0.0	5.17	5.17	\$52,050	\$1.19	0.00	AA-RE		401
J-10-09-100-002	7515 PLYMOUTH-ANN ARBOR RD	04/14/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$323,600	40.45	678,420	\$221,580	\$100,000	0.0	0.0	1.50	1.50	\$147,720	\$3.39	0.00	AA-RE		401
J-10-03-300-039	4349 MARIO DR	09/12/23	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$338,300	42.02	826,303	\$128,552	\$149,855	0.0	0.0	6.97	6.97	\$18,441	\$0.42	0.00	AA-RE		401
J-10-19-100-004	2972 GALE RD	03/20/24	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$196,500	24.26	417,061	\$535,889	\$142,950	0.0	0.0	5.59	5.59	\$95,866	\$2.20	0.00	AA-RE		401
J-10-05-400-031	4472 WALDEN DR	12/02/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$299,500	36.52	626,731	\$329,496	\$136,227	0.0	0.0	7.88	7.88	\$41,814	\$0.96	0.00	AA-RE		401
J-10-06-300-006	5305 WARREN RD	06/29/23	\$831,004	WD	03-ARM'S LENGTH	\$831,004	\$348,400	41.93	729,197	\$206,807	\$105										

2026 AUTHI.AUTUMN HILLS SUB LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class
J-10-07-181-003	5927 FOX HOLLOW CT	03/13/25	\$781,000	\$274,700	35.17	\$597,410	\$308,590	\$125,000	192.0	228.0	1.01	1.01	\$307,055	FOXHO 5583/454	FOXHOLLOW	401	
J-10-07-181-013	5759 FOX HOLLOW CT	10/09/24	\$645,000	\$308,900	47.89	\$667,965	\$102,035	\$125,000	182.0	234.0	0.98	0.98	\$104,330	FOXHO 5568/39	FOXHOLLOW	401	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$762,484	\$212,516	\$125,000	181.0	209.0	0.87	0.87	\$244,834	TAN 5536/298	TANGLEWOOD SUB	401	
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$762,484	(\$119,984)	\$125,000	181.0	209.0	0.87	0.87	(\$138,290)	TAN	TANGLEWOOD SUB	401	
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$853,499	(\$18,499)	\$125,000	149.0	256.0	0.88	0.88	(\$21,118)	TAN L5520/P711	TANGLEWOOD SUB	401	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$815,824	\$89,176	\$125,000	180.0	238.0	1.06	1.06	\$84,128	TAN 5523/106	TANGLEWOOD SUB	401	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$762,241	\$222,259	\$125,000	205.0	168.0	1.00	1.00	\$221,815	TAN L5520/P643	TANGLEWOOD SUB	401	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$648,326	\$176,674	\$125,000	184.0	220.0	1.00	1.00	\$176,498	TAN 5534/737	TANGLEWOOD SUB	401	
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$832,440	\$152,560	\$125,000	161.0	295.0	1.09	1.09	\$139,963	TAN 5562/158	TANGLEWOOD SUB	401	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$613,755	\$79,745	\$125,000	184.0	298.0	1.09	1.09	\$73,161	AUTHI 5529/941	AUTUMN HILLS SUB	401	
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$613,755	\$93,389	\$125,000	184.0	298.0	1.09	1.09	\$85,678	AUTHI 5531/395	AUTUMN HILLS SUB	401	

Totals:			\$7,853,644	\$3,283,700		\$7,930,183	\$1,298,461	\$1,375,000	1,983.0		10.93	10.93					
					Sale. Ratio =>	41.81	Average				Average		Average				
					Std. Dev. =>	7.18	per FF=>		\$655	Average		per Net Acre=>		118,819.64	Average		per SqFt=>

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community	
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp	Previous Land Value: \$125,000
K-11-19-300-039	5635 Munger Rd	12/31/24	\$94,900	0.76	Ypsilanti Twp	2026 Land Value: \$126,000
J-10-08-400-011	6595 Plymouth-Ann Arbor R	04/05/24	\$150,000	1.38	Superior Twp	
J-10-08-400-012	6639 Plymouth-Ann Arbor	05/20/24	\$150,000	1.3	Superior Twp	
			Average	\$123,725		

2026 AUTUMN WOODS CONDOMINIUMS LAND VALUE													Land Ratio %	6% of Sale
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Class	Allocation Method	for Land Value
J-10-34-310-034	1909 SHEFFIELD DR	02/02/24	\$140,000	\$53,800	38.43	\$140,439	\$9,061	\$9,500	LVE 5544/443	LVE LAKEVIEW ESTATES CONDOS #27	401	6.5%	\$ 8,400	
J-10-34-310-037	1915 SHEFFIELD DR	01/10/25	\$170,000	\$61,400	36.12	\$145,765	\$33,735	\$9,500	LVE 5577/518	LVE LAKEVIEW ESTATES CONDOS #27	401	19.8%	\$ 10,200	
J-10-34-310-038	1917 SHEFFIELD DR	10/03/24	\$165,000	\$70,900	42.97	\$166,622	\$7,878	\$9,500	LVE 5568/589	LVE LAKEVIEW ESTATES CONDOS #27	401	4.8%	\$ 9,900	
J-10-34-310-051	8390 LAKEVIEW DR	10/11/23	\$172,000	\$69,500	40.41	\$180,628	\$872	\$9,500	LVE 5535/698	LVE LAKEVIEW ESTATES CONDOS #27	401	0.5%	\$ 10,320	
J-10-34-310-054	8382 LAKEVIEW DR	07/07/23	\$140,000	\$54,400	38.86	\$141,483	\$8,017	\$9,500	LVE 5526/572	LVE LAKEVIEW ESTATES CONDOS #27	401	5.7%	\$ 8,400	
J-10-34-310-062	8362 LAKEVIEW DR	10/17/24	\$150,000	\$62,800	41.87	\$148,246	\$11,254	\$9,500	LVE 5568/606	LVE LAKEVIEW ESTATES CONDOS #27	401	7.5%	\$ 9,000	
J-10-34-310-124	8354 LAKEVIEW CT	02/04/25	\$160,000	\$70,100	43.81	\$165,106	\$4,394	\$9,500	LVE 5578/621	LVE LAKEVIEW ESTATES CONDOS #27	401	2.7%	\$ 9,600	
J-10-34-310-132	8304 LAKEVIEW DR	05/26/23	\$164,000	\$64,500	39.33	\$165,597	\$7,903	\$9,500	LVE L5522/P470	LVE LAKEVIEW ESTATES CONDOS #27	401	4.8%	\$ 9,840	
J-10-34-350-028	1616 GOLDEN LN	11/10/23	\$201,800	\$73,600	36.47	\$202,691	\$8,609	\$9,500	PRP 5537/935	PRP PROSPECR PARK/PROSPECT WOODS	401	4.3%	\$ 12,108	
J-10-34-350-031	1604 GOLDEN LN	04/29/24	\$200,000	\$82,000	41.00	\$198,419	\$11,081	\$9,500	PRP	PRP PROSPECR PARK/PROSPECT WOODS	401	5.5%	\$ 12,000	
J-10-34-390-027	8159 AUTUMN WOODS TRL	06/20/23	\$213,500	\$87,400	40.94	\$215,397	\$7,603	\$9,500	50 5524/656	WILLOW RUN	401	3.6%	\$ 12,810	
J-10-34-390-047	8105 AUTUMN WOODS TRL	03/07/25	\$220,000	\$97,100	44.14	\$217,077	\$12,423	\$9,500	50 5582/347	WILLOW RUN	401	5.6%	\$ 13,200	
Totals:			\$2,096,300	\$847,500		\$2,087,470	\$122,830	\$114,000				Average	6.0%	\$ 10,482
					Sale. Ratio =>	40.43						Average		
					Std. Dev. =>	2.63						per FF=>		
2026 LVE LAKEVIEW ESTATES- PROSPECT PARK-WOODS, & AUTUMN WOODS CONDOMINIUMS LAND VALUE														
Condominiums														
Prospect Park/Woods, Autumn Woods and Lakeview Condominiums were combined to determine the land value of:														
\$10,000														
The Allocation Method was Used														
Outlier Sales That were not Used														
J-10-34-310-004	1787 SHEFFIELD DR	08/16/23	\$164,900	\$61,000	36.99	\$157,967	\$16,433	\$9,500	LVE	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-050	8392 LAKEVIEW DR	02/23/24	\$135,000	\$60,100	44.52	\$155,766	(\$11,266)	\$9,500	LVE 5546/1	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-066	8352 LAKEVIEW DR	12/13/24	\$145,000	\$73,900	50.97	\$173,303	(\$18,803)	\$9,500	LVE 5574/353	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-107	8367 LAKEVIEW CT	05/04/23	\$139,900	\$77,400	55.33	\$198,672	(\$49,272)	\$9,500	LVE L5519/P889	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-113	8345 LAKEVIEW CT	04/04/23	\$105,000	\$63,400	60.38	\$165,106	(\$50,606)	\$9,500	LVE L5516/P557	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-121	8327 LAKEVIEW CT	10/16/24	\$150,000	\$82,600	55.07	\$185,410	(\$25,910)	\$9,500	LVE 5568/609	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-124	8354 LAKEVIEW CT	04/13/23	\$135,000	\$63,400	46.96	\$165,106	(\$20,606)	\$9,500	LVE L5519/165	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-128	8312 LAKEVIEW DR	01/15/25	\$150,000	\$74,100	49.40	\$174,582	(\$15,082)	\$9,500	LVE 5576/927	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-310-130	8308 LAKEVIEW DR	07/06/23	\$135,000	\$66,000	48.89	\$171,959	(\$27,459)	\$9,500	LVE 5526/312	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-350-022	8030 COLONIAL LN	05/19/23	\$201,000	\$93,700	46.62	\$256,510	(\$46,010)	\$9,500	PRP L5523/P592	PRP PROSPECR PARK/PROSPECT WOODS	401			
J-10-34-351-013	8080 PARK LN	01/17/25	\$175,000	\$101,400	57.94	\$237,968	(\$53,468)	\$9,500	PRP 5577/197	PRP PROSPECR PARK/PROSPECT WOODS	401			
J-10-34-350-028	1616 GOLDEN LN	03/21/24	\$233,000	\$73,600	31.59	\$202,691	\$39,809	\$9,500	PRP 5548/972	PRP PROSPECR PARK/PROSPECT WOODS	401			
J-10-34-310-101	8387 LAKEVIEW CT	09/16/24	\$179,900	\$71,200	39.58	\$167,584	\$21,816	\$9,500	LVE	LVE LAKEVIEW ESTATES CONDOS #27	401			
J-10-34-350-025	1628 GOLDEN LN	06/13/24	\$240,000	\$97,300	40.54	\$234,809	\$14,691	\$9,500	PRP 5557/428	PRP PROSPECR PARK/PROSPECT WOODS	401			
J-10-34-351-014	8084 PARK LN	06/16/23	\$231,000	\$83,600	36.19	\$219,707	\$20,793	\$9,500	PRP 5524/314	PRP PROSPECR PARK/PROSPECT WOODS	401			
J-10-34-390-023	8181 AUTUMN WOODS TRL	04/04/24	\$217,000	\$96,600	44.52	\$215,939	\$10,561	\$9,500	50	WILLOW RUN	401			
J-10-34-390-045	8113 AUTUMN WOODS TRL	09/13/24	\$225,000	\$102,100	45.38	\$228,084	\$6,416	\$9,500	50 5565/443	WILLOW RUN	401			
J-10-34-390-050	8126 AUTUMN WOODS TRL	03/26/25	\$223,000	\$96,300	43.18	\$215,397	\$17,103	\$9,500	50	WILLOW RUN	401			

2026 BLUE HURON POND LAND VALUE																											
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	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Class					
J-10-07-181-003	5927 FOX HOLLOW CT	03/13/25	\$781,000	WD	03-ARM'S LENGTH	\$781,000	\$274,700	35.17	\$597,410	\$308,580	\$125,000	192.0	228.0	1.01	1.01	\$1,607	\$307,055	\$7.05	192.00	FOXHO FOXHOLLOW	401						
J-10-07-181-013	5759 FOX HOLLOW CT	10/09/24	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$308,900	47.89	\$667,965	\$102,035	\$125,000	182.0	234.0	0.98	0.98	\$561	\$104,330	\$2.40	182.00	FOXHO FOXHOLLOW	401						
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$297,800	35.04	\$762,484	\$212,516	\$125,000	181.0	209.0	0.87	0.87	\$1,174	\$244,834	\$5.62	181.00	TAN TANGLEWOOD SUB	401						
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	PTA	03-ARM'S LENGTH	\$517,500	\$297,800	57.55	\$762,484	(\$119,864)	\$125,000	181.0	209.0	0.87	0.87	(\$663)	(\$136,230)	(\$3.17)	181.00	TAN TANGLEWOOD SUB	401						
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$328,400	46.25	\$853,499	(\$19,499)	\$125,000	149.0	256.0	0.88	0.88	(\$124)	(\$21,118)	(\$0.48)	149.00	TAN TANGLEWOOD SUB	401						
J-10-07-460-005	5531 SPRING HILL DR	06/05/23	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$318,900	40.88	\$815,824	\$89,176	\$125,000	180.0	238.0	1.06	1.06	\$495	\$84,128	\$1.93	180.00	TAN TANGLEWOOD SUB	401						
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	WD	03-ARM'S LENGTH	\$859,500	\$297,000	34.55	\$762,241	\$222,259	\$125,000	205.0	168.0	1.00	1.00	\$1,084	\$221,815	\$5.09	205.00	TAN TANGLEWOOD SUB	401						
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$253,900	36.27	\$648,326	\$176,674	\$125,000	184.0	220.0	1.00	1.00	\$900	\$176,498	\$4.05	184.00	TAN TANGLEWOOD SUB	401						
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$371,500	43.20	\$832,440	\$152,560	\$125,000	161.0	295.0	1.09	1.09	\$948	\$139,963	\$3.21	161.00	TAN TANGLEWOOD SUB	401						
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	WD	03-ARM'S LENGTH	\$1,101,576	\$427,500	38.81	\$1,028,100	\$227,476	\$155,000	185.0	409.0	1.84	1.84	\$1,230	\$123,695	\$2.84	185.00	ARBOR ARBOR HILLS	401						
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$267,400	47.04	\$613,755	\$79,745	\$125,000	184.0	298.0	1.09	1.09	\$433	\$73,161	\$1.68	184.00	AUTHI AUTUMN HILLS SUB	401						
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	WD	03-ARM'S LENGTH	\$582,144	\$267,400	45.93	\$613,755	\$93,389	\$125,000	184.0	298.0	1.09	1.09	\$508	\$85,678	\$1.97	184.00	AUTHI AUTUMN HILLS SUB	401						
Totals:			\$8,955,220			\$8,955,220	\$3,711,200		\$8,959,283	\$1,525,937	\$1,530,000	2,168.0		12.77	12.77												
								Sale. Ratio =>	41.44					Average per FF=>	\$704					Average per Net Acre=>	119,521.97					Average per SqFt=>	\$2.74
								Std. Dev. =>	6.94																		
Sales Comparison Approach																											
Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.																											
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community																						
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp	Previous Land Value:	\$125,000																				
K-11-19-300-039	5635 Munger Rd	12/31/24	\$94,900	0.76	Ypsilanti Twp	2026 Land Value:	\$125,000																				
J-10-08-400-011	6595 Plymouth-Ann Arbor R	04/05/24	\$150,000	1.38	Superior Twp																						
J-10-08-400-012	6639 Plymouth-Ann Arbor	05/20/24	\$150,000	1.3	Superior Twp																						
Average			\$123,725																								

2026 BROOK-BROOKSIDE LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class	15% of Sale	
J-10-34-180-002	8611 BARRINGTON DR	07/17/24	\$300,000	\$127,200	42.40	\$284,572	\$60,428	\$45,000	60.0	120.0	0.17	0.17	\$366,230	BROOK	5560/866	BROOKSIDE	401	\$45,000	
J-10-34-180-004	8601 BARRINGTON DR	04/13/23	\$300,000	\$126,100	42.03	\$319,136	\$25,864	\$45,000	60.0	120.0	0.17	0.17	\$156,752	BROOK	L5517/P439	BROOKSIDE	401	\$45,000	
J-10-34-180-017	8555 BARRINGTON DR	04/19/24	\$330,000	\$149,200	45.21	\$335,818	\$39,182	\$45,000	64.0	126.0	0.19	0.19	\$201,969	BROOK		BROOKSIDE	401	\$49,500	
J-10-34-180-025	8523 BARRINGTON DR	09/28/23	\$357,800	\$119,200	33.31	\$298,645	\$104,155	\$45,000	118.0	93.0	0.23	0.23	\$450,887	BROOK	5534/843	BROOKSIDE	401	\$53,670	
J-10-34-180-038	8582 BARRINGTON DR	06/14/24	\$325,000	\$161,500	49.69	\$360,486	\$9,514	\$45,000	80.0	120.0	0.22	0.22	\$43,245	BROOK	5558/19	BROOKSIDE	401	\$48,750	
J-10-34-180-040	8590 BARRINGTON DR	12/19/24	\$308,000	\$143,400	46.56	\$318,962	\$34,038	\$45,000	60.0	120.0	0.17	0.17	\$206,291	BROOK	5575/108	BROOKSIDE	401	\$46,200	
J-10-34-180-042	8598 BARRINGTON DR	10/23/23	\$325,000	\$129,700	39.91	\$325,312	\$44,688	\$45,000	60.0	120.0	0.17	0.17	\$270,836	BROOK	5536/178	BROOKSIDE	401	\$48,750	
J-10-34-180-043	8600 BARRINGTON DR	07/12/24	\$341,000	\$175,200	51.38	\$390,577	(\$4,577)	\$45,000	60.0	120.0	0.17	0.17	(\$27,739)	BROOK	5559/706	BROOKSIDE	401	\$51,150	
J-10-34-180-058	8600 SOMERSET LN	06/08/24	\$445,000	\$187,400	42.11	\$416,936	\$73,064	\$45,000	60.0	120.0	0.17	0.17	\$442,812	BROOK	5556/249	BROOKSIDE	401	\$66,750	
J-10-34-180-072	8522 BERKSHIRE DR	06/09/23	\$310,000	\$138,300	44.61	\$348,418	\$6,582	\$45,000	85.0	113.0	0.22	0.22	\$30,472	BROOK	5523/621	BROOKSIDE	401	\$46,500	
J-10-34-180-091	1910 SAVANNAH LN	10/27/23	\$350,000	\$129,700	37.06	\$324,414	\$70,586	\$45,000	85.0	127.0	0.22	0.22	\$319,394	BROOK	5536/670	BROOKSIDE	401	\$52,500	
J-10-34-180-096	1920 SAVANNAH LN	09/08/23	\$310,000	\$138,900	44.81	\$350,398	\$4,602	\$45,000	63.0	120.0	0.18	0.18	\$25,286	BROOK	5533/186	BROOKSIDE	401	\$46,500	
J-10-34-180-146	8290 S WARWICK CT	04/06/23	\$330,000	\$165,900	50.27	\$416,574	(\$41,574)	\$45,000	63.0	120.0	0.19	0.19	(\$223,516)	BROOK	L5520/P302	BROOKSIDE	401	\$49,500	
J-10-34-180-149	1791 SAVANNAH LN	04/28/23	\$350,000	\$143,600	41.03	\$361,995	\$33,005	\$45,000	60.0	130.0	0.18	0.18	\$184,385	BROOK	5519/P805	BROOKSIDE	401	\$52,500	
J-10-34-180-174	1716 SAVANNAH LN	03/14/25	\$397,000	\$172,000	43.32	\$382,718	\$59,282	\$45,000	60.0	120.0	0.17	0.17	\$359,285	BROOK	5582/993	BROOKSIDE	401	\$59,550	
J-10-34-180-177	1734 SAVANNAH LN	09/09/24	\$360,000	\$150,800	41.89	\$332,298	\$72,702	\$45,000	75.0	116.0	0.18	0.18	\$408,438	BROOK		BROOKSIDE	401	\$54,000	
J-10-34-180-179	8968 SOMERSET LN	05/17/23	\$395,000	\$175,300	44.38	\$442,845	(\$2,845)	\$45,000	80.0	120.0	0.22	0.22	(\$12,932)	BROOK	L5521/P42	BROOKSIDE	401	\$59,250	
J-10-34-180-181	1770 SAVANNAH LN	06/27/24	\$410,000	\$177,400	43.27	\$395,784	\$59,216	\$45,000	60.0	120.0	0.17	0.17	\$358,885	BROOK	5558/215	BROOKSIDE	401	\$61,500	
J-10-34-180-182	1776 SAVANNAH LN	06/23/23	\$361,000	\$159,300	44.13	\$400,094	\$5,906	\$45,000	60.0	120.0	0.17	0.17	\$35,794	BROOK	5525/819	BROOKSIDE	401	\$54,150	
J-10-34-180-183	1782 SAVANNAH LN	08/04/23	\$350,000	\$155,300	44.37	\$391,379	\$3,621	\$45,000	60.0	120.0	0.17	0.17	\$21,945	BROOK	5529/114	BROOKSIDE	401	\$52,500	
J-10-34-180-186	8302 N WARWICK CT	11/03/23	\$350,000	\$161,000	46.00	\$404,456	(\$9,456)	\$45,000	68.0	120.0	0.18	0.18	(\$52,533)	BROOK	5537/425	BROOKSIDE	401	\$52,500	
J-10-34-180-193	8316 N WARWICK CT	05/08/23	\$290,000	\$135,200	46.62	\$338,120	(\$3,120)	\$45,000	68.0	112.0	0.19	0.19	(\$16,421)	BROOK	L5520/P538	BROOKSIDE	401	\$43,500	
J-10-34-180-228	8488 PRESTON CT	05/17/23	\$340,000	\$0	0.00	\$379,757	\$5,243	\$45,000	64.0	134.0	0.21	0.21	\$25,576	BROOK	L5521/970	BROOKSIDE	401	\$51,000	
J-10-34-180-229	8490 PRESTON CT	07/22/24	\$378,000	\$208,500	54.63	\$457,601	(\$34,601)	\$45,000	69.0	122.0	0.20	0.20	(\$173,874)	BROOK	5563/221	BROOKSIDE	401	\$56,700	
J-10-34-180-238	1870 SAVANNAH LN	06/07/23	\$349,000	\$143,100	41.00	\$360,400	\$33,600	\$45,000	60.0	120.0	0.17	0.17	\$203,636	BROOK	5523/798	BROOKSIDE	401	\$52,350	
J-10-34-180-239	1876 SAVANNAH LN	01/12/24	\$350,000	\$140,600	40.17	\$354,494	\$40,506	\$45,000	60.0	120.0	0.17	0.17	\$245,491	BROOK	5543/218	BROOKSIDE	401	\$52,500	
J-10-34-180-242	8703 BARRINGTON DR	03/11/25	\$375,000	\$168,500	44.93	\$369,121	\$50,879	\$45,000	80.0	120.0	0.22	0.22	\$231,268	BRK3	5582/355	BROOKSIDE	401	\$56,250	
J-10-34-180-247	8717 BARRINGTON DR	05/20/24	\$390,000	\$165,700	42.49	\$363,495	\$71,505	\$45,000	63.0	152.0	0.22	0.22	\$325,023	BRK3	5554/629	BROOKSIDE	401	\$58,500	
J-10-34-180-259	1900 CARLISLE CT	09/12/23	\$351,000	\$148,700	42.36	\$370,441	\$25,559	\$45,000	88.0	111.0	0.22	0.22	\$114,103	BRK3	5532/604	BROOKSIDE	401	\$52,650	
J-10-34-180-294	8758 BARRINGTON DR	04/12/23	\$363,000	\$150,600	41.49	\$373,288	\$34,712	\$45,000	60.0	120.0	0.17	0.17	\$210,376	BRK3	L5517/P451	BROOKSIDE	401	\$54,450	
J-10-34-180-299	8746 BARRINGTON DR	09/29/23	\$330,000	\$165,100	50.03	\$410,568	(\$35,568)	\$45,000	75.0	120.0	0.21	0.21	(\$171,826)	BRK3	5535/69	BROOKSIDE	401	\$49,500	
J-10-34-180-310	8710 BARRINGTON DR	05/19/23	\$355,000	\$152,800	43.04	\$379,717	\$20,283	\$45,000	68.0	127.0	0.20	0.20	\$102,439	BRK3	L5521/318	BROOKSIDE	401	\$53,250	
J-10-34-180-337	8867 SOMERSET LN	08/15/24	\$410,000	\$166,600	40.63	\$365,179	\$89,821	\$45,000	66.0	120.0	0.18	0.18	\$493,522	BRK3	5566/255	BROOKSIDE	401	\$61,500	
J-10-34-180-340	8864 SOMERSET LN	05/20/24	\$360,000	\$159,100	44.19	\$344,971	\$60,029	\$45,000	60.0	120.0	0.17	0.17	\$363,812	BRK3	5555/160	BROOKSIDE	401	\$54,000	
J-10-34-180-342	8856 SOMERSET LN	05/31/23	\$45,000	\$16,300	36.22	\$47,841	\$42,159	\$45,000	70.0	122.0	0.20	0.20	\$215,097	BRK3	L5523/P273	BROOKSIDE	401	\$6,750	
J-10-34-180-342	8856 SOMERSET LN	05/31/23	\$49,700	\$16,300	32.80	\$47,841	\$46,859	\$45,000	70.0	122.0	0.20	0.20	\$239,077	BRK3	5523/267	BROOKSIDE	401	\$7,455	
J-10-34-180-345	8844 SOMERSET LN	08/23/24	\$390,000	\$169,500	43.46	\$371,311	\$63,689	\$45,000	60.0	120.0	0.17	0.17	\$385,994	BRK3	5565/653	BROOKSIDE	401	\$58,500	
J-10-34-180-346	8842 SOMERSET LN	05/13/24	\$393,000	\$171,700	43.69	\$376,297	\$61,703	\$45,000	60.0	120.0	0.17	0.17	\$373,958	BRK3	5554/86	BROOKSIDE	401	\$58,950	
Totals:			\$12,823,500	\$5,462,700		\$13,312,259	\$1,221,241	\$1,710,000	2,582.0		7.08	7.08						\$50,619	
					Sale. Ratio =>	42.60	Average				Average		Average						
					Std. Dev. =>	8.31	per FF=>		\$473	per Net Acre=>		172,394.27	per SqFt=>						

Sales Comparison Approach																		
The below vacant land sales were used to determine this land value of \$45,000.																		
Due to the lack of subdivision lot sales it was necessary to use some sales from other townships.																		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Township	Previous Year Land Value:	2026 Land Value:
J-10-34-180-342	8856 Somersset Ln	05/31/23	\$45,000	0.20	Superior Twp		
K-11-06-382-045	2544 Eastlawn Ave	10/02/24	\$52,500	0.27	Ypsilanti Township		
J-10-34-180-342	8856 Somersset Ln	05/31/23	\$49,700	0.20	Superior Twp	\$45,000	
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp		\$45,000
K-11-07-205-019	2581Packard Rd	04/22/24	\$31,000	0.16	Ypsilanti Township		
D-04-18-437-017	Aberdeen	07/07/23	\$30,000	0.11	Dexter Twp		
Average			\$45,208				

2026 BURR OAKS LAND VALUE																		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class	
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$837,148	\$419,428	\$155,000	185.0	409.0	1.84	1.84	\$228,074	ARBOR	5564/186	ARBOR HILLS	401	
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$796,777	\$328,223	\$200,000	0.0	0.0	1.85	1.85	\$177,418	GLEN	5555/133	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-062	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$599,769	\$250,000	0.0	0.0	5.70	5.70	\$105,223	GLEN	5544/341	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$973,721	\$551,279	\$250,000	0.0	0.0	3.10	3.10	\$177,832	GLEN	5555/794	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,116,207	\$528,793	\$250,000	0.0	0.0	1.90	1.90	\$278,312	GLEN	5556/957	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,091,860	\$258,140	\$250,000	0.0	0.0	1.91	1.91	\$135,152	GLEN	5556/957	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$969,058	\$679,942	\$250,000	0.0	0.0	1.17	1.17	\$581,147	GLEN	5556/957	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$955,085	\$294,915	\$250,000	0.0	0.0	1.00	1.00	\$294,915	GLEN	5556/957	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	(\$56,998)	\$300,000	0.0	0.0	1.57	1.57	(\$36,304)	GLEN	5536/255	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$892,135	\$257,865	\$250,000	0.0	0.0	1.00	1.00	\$257,865	GLEN	5576/383	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$20,168	\$225,000	0.0	0.0	1.00	1.00	\$20,168	GLEN	5541/352	GLENNBOROUGH SITE CONDO	401	
Totals:			\$12,683,976	\$5,521,400		\$11,432,452	\$3,881,524	\$2,630,000	185.0		22.04	22.04						
					Sale. Ratio =>	43.53	Average per FF=>		\$20,981	Average per Net Acre=>		176,120.70	Average per SqFt=>					
					Std. Dev. =>	8.52												
Sales Comparison Approach																		
Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.																		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community													
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp													
J-10-08-400-011	6595 Plymouth-Ann Arbor Rd	04/05/24	\$150,000	1.38	Superior Twp													
J-10-32-300-016	Indian Hills Dr	03/31/25	\$250,000	2.8	Superior Twp													
J-10-04-100-008	4760 Bridle Path	12/28/23	\$155,882	5.71	Superior Twp													
J-10-04-100-006	4950 Saddleridge Trl	09/13/24	\$123,970	5.8	Superior Twp													
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.65	Superior Twp													
			Average	\$155,856														
													Previous Year Land Value:	\$155,000				
													2026 Land Value:	\$155,000				

2026 DIXBORO AREA LAND VALUE																	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
J-10-18-155-014	5387 PLYMOUTH-ANN ARBO&	05/31/23	\$235,000	\$40,200	17.11	\$90,300	\$235,000	\$90,300	0.0	0.0	1.53	1.53	\$153,585	\$3.53	0.00	DIXBO	DIXBORO AREA
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$215,185	\$144,345	\$70,000	75.0	175.0	0.30	0.30	\$479,551	\$11.01	75.00	DIXHG	DIXBORO HEIGHTS SUB
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$331,921	\$168,079	\$70,000	90.0	180.0	0.37	0.37	\$451,825	\$10.37	90.00	DIXHG	DIXBORO HEIGHTS SUB
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$350,802	\$169,196	\$70,000	75.0	179.7	0.31	0.31	\$547,566	\$12.57	75.00	DIXHG	DIXBORO HEIGHTS SUB

Totals:			\$1,404,530	\$471,100		\$978,208	\$716,622	\$290,300	240.0		2.51	2.51					
			Sale. Ratio =>		33.54	Average					Average						
			Std. Dev. =>		9.84	per FF=>		\$2,986			per Net Acre=>		265,279.46	Average			
											per SqFt=>		\$6.55				

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine these land values.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-15-400-001	3335 Berry Rd	12/27/23	\$70,000	5.01	Superior Township
J-10-08-400-014	Plymouth Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Township
J-10-19-100-035	5680 Cherry Hill Rd	08/29/23	\$275,000	3.21	Superior Township
	Average		148,333		

2026					
Land Value Determination:				1 and 1.5 acres:	\$90,000
				2 and 2.5 acres:	\$95,000
				3 and 4 acres:	\$115,000
				5 acres:	\$125,000
				7 acres:	\$125,000
				10 acres:	\$145,000

2026 DIXBORO HEIGHTS LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$397,317	\$112,883	\$80,000	90.0	180.0	0.37	0.37	\$302,911	DIXHG 5526/074	DIXBORO HEIGHTS SUB	401	
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$267,917	\$101,613	\$80,000	75.0	175.0	0.30	0.30	\$337,585	DIXHG 5527/703	DIXBORO HEIGHTS SUB	401	
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$419,351	\$110,649	\$80,000	75.0	179.7	0.31	0.31	\$358,087	DIXHG 5535/792	DIXBORO HEIGHTS SUB	401	
Totals:			\$1,169,530	\$430,900		\$1,084,585	\$324,945	\$240,000	240.0		0.98	0.98					
					Sale. Ratio =>	36.84	Average				Average	Average					
					Std. Dev. =>	0.70	per FF=>		\$1,354	per Net Acre=>		330,901.22	per SqFt=>				

Sales Comparison Approach

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine the site value of \$80,000.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community													
L-12-32-110-019	7223 Wapiti Way	07/24/24	\$79,000	0.55	Pittsfield Twp													
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp													
J-10-30-400-057	5687 Geddes Rd	01/17/25	\$70,000	1.87	Superior Township													
J-10-08-400-014	Plymouth Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Township													
H-08-21-375-218	6215 N Trailwoods Dr	10/16/23	\$87,500	0.15	Scio Twp Purchase by Lombardo-Same Builder													
Average			79,910															
												Previous Year Land Value:	\$80,000					
												2026 Land Value	\$80,000					

2026 FLEMING MEADOWS AND FLEMING RIDGE LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class
J-10-03-110-004	8610 OLD OAK DR	08/06/24	\$1,265,000	\$469,100	37.08	\$1,010,532	\$399,468	\$145,000	0.0	0.0	2.08	2.08	\$192,052	FLEM	5561/831	FLEMING MEADOWS	401
J-10-07-305-002	3657 KNOLL CREEK CT	01/26/24	\$324,900	\$67,500	20.78	\$145,000	\$324,900	\$145,000	0.0	0.0	1.43	1.43	\$227,203	TANHI	5544/155	TANGLEWOOD HILLS SUB	401
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$586,865	\$158,135	\$145,000	0.0	0.0	1.01	1.01	\$156,569	TANHI	5536/627	TANGLEWOOD HILLS SUB	401
J-10-09-410-003	7506 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$946,438	(\$86,438)	\$145,000	0.0	0.0	1.50	1.50	(\$44,292)	TIMWD	5526/820	TIMBERWOOD ESTATES CONDO	401

Totals: \$2,924,900 \$1,128,400 \$2,688,835 \$816,065 \$580,000 0.0 6.02 6.02

Sale. Ratio => 38.58 Average per Net Acre=> 135,558.97

Std. Dev. => 11.43

The Sales Comparison Approach was Used

Fleming Meadows and Fleming Ridge were Combined

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community	Previous Year Land Value	2026 Land Value
J-10-08-400-014	Plymouth-Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Twp		
J-10-08-400-011	6595 Plymouth-Ann Arbor R	04/05/24	\$150,000	1.38	Superior Twp		
J-10-32-300-016	Indian Hills Dr	03/31/25	\$250,000	2.8	Superior Twp	\$145,000	
J-10-04-100-008	4760 Bridle Path	12/28/23	\$155,882	5.71	Superior Twp	\$155,000	
J-10-04-100-006	4950 Saddleridge Trl	09/13/24	\$123,970	5.8	Superior Twp		
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.65	Superior Twp		
		Average	\$155,956				

2026 FORD ROAD ESTATES LAND VALUE																	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$397,317	\$112,683	\$80,000	90.0	180.0	0.37	0.37	\$302,911	DIXHG 5526/074	DIXBORO HEIGHTS SUB	401	
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$267,917	\$101,613	\$80,000	75.0	175.0	0.30	0.30	\$337,585	DIXHG 5527/703	DIXBORO HEIGHTS SUB	401	
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$419,351	\$110,649	\$80,000	75.0	179.7	0.31	0.31	\$358,087	DIXHG 5535/792	DIXBORO HEIGHTS SUB	401	
Totals:			\$1,169,530	\$430,900		\$1,084,585	\$324,945	\$240,000	240.0		0.98	0.98					
					Sale. Ratio =>	36.84	Average				Average	Average					
					Std. Dev. =>	0.70	per FF=>		\$1,354	per Net Acre=>		330,901.22	per SqFt=>				
Sales Comparison Approach-Compared Dixboro Heights Sales above																	
Due to the lack of vacant land sales in this subdivision, the below sales were used to determine the site value of \$80,000.																	
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community												
L-12-32-110-019	7223 Wapiti Way	07/24/24	\$79,000	0.55	Pittsfield Twp												
D-04-03-206-013	Thumm Rd	07/20/23	\$63,050	0.25	Dexter Twp												
J-10-30-400-057	5687 Getdes Rd	01/17/25	\$70,000	1.87	Superior Township												
J-10-08-400-014	Plymouth Ann Arbor Rd	09/18/23	\$100,000	2.15	Superior Township												
H-08-21-375-218	6215 N Trailwoods Dr	10/16/23	\$87,500	0.15	Scio Twp												
			Average	79,910													
											Previous Year Land Value:	\$80,000					
											2026 Land Value	\$80,000					

2026 GALE LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
J-10-03-400-023	8567 PLYMOUTH-ANN ARBOR RD	05/31/23	\$280,000	\$82,500	22.32	\$125,000	\$280,000	\$125,000	0.0	0.0	3.61	3.61	\$77,562	AA-RE 5523/141			ANN ARBOR S.D. - RESIDENTIAL	401
J-10-08-430-015	3754 KINSLEY BLVD	02/14/25	\$275,000	\$0	0.00	\$155,000	\$275,000	\$155,000	376.4	0.0	1.11	1.11	\$247,525	KINS			ANN ARBOR S.D. - RESIDENTIAL	402
J-10-08-430-016	3746 KINSLEY BLVD	03/17/25	\$275,000	\$0	0.00	\$155,000	\$275,000	\$155,000	150.0	0.0	1.17	1.17	\$235,043	KINS			ANN ARBOR S.D. - RESIDENTIAL	402
J-10-08-430-021	3664 KINSLEY BLVD	02/14/25	\$275,000	\$0	0.00	\$155,000	\$275,000	\$155,000	210.0	0.0	1.02	1.02	\$269,608	KINS			ANN ARBOR S.D. - RESIDENTIAL	402
J-10-17-201-015	3360 WOODHILL CIR	08/22/24	\$299,000	\$95,000	31.77	\$200,000	\$299,000	\$200,000	0.0	0.0	1.86	1.86	\$160,753	GLEN 5566/257			GLENBOROUGH SITE CONDO	402
J-10-19-100-035	5680 CHERRY HILL RD	08/29/23	\$275,000	\$53,100	19.31	\$106,250	\$275,000	\$106,250	0.0	0.0	3.21	3.21	\$85,670	AA-RE			ANN ARBOR S.D. - RESIDENTIAL	401
J-10-19-100-061	5774 STONEHEDGE CT	09/06/23	\$510,000	\$110,600	21.69	\$377,600	\$510,000	\$377,600	0.0	0.0	4.42	4.42	\$115,385	MAT 5541/624 & 5532/560			ANN ARBOR S.D. - RESIDENTIAL	401
J-10-19-100-068	5734 EAST STONE VALLEY DR	09/08/23	\$475,000	\$125,700	26.48	\$405,800	\$475,000	\$405,800	0.0	0.0	5.72	5.72	\$83,042	AA-RE 5532/700			ANN ARBOR S.D. - RESIDENTIAL	401
J-10-19-100-069	5758 EAST STONE VALLEY DR	09/08/23	\$475,000	\$135,300	28.48	\$439,933	\$475,000	\$439,933	0.0	0.0	7.56	7.56	\$62,831	AA-RE 5532/9			ANN ARBOR S.D. - RESIDENTIAL	401
J-10-19-100-070	5782 EAST STONE VALLEY DR	04/07/23	\$470,000	\$133,100	28.32	\$431,667	\$470,000	\$431,667	0.0	0.0	7.25	7.25	\$64,828	AA-RE 15517/P155			ANN ARBOR S.D. - RESIDENTIAL	402
J-10-30-400-057	5687 GEDDES RD	01/17/25	\$70,000	\$56,200	80.29	\$118,690	\$70,000	\$118,690	0.0	0.0	1.87	1.87	\$37,453	AA-RE 5577/400	J-10-30-400-056		ANN ARBOR S.D. - RESIDENTIAL	402

Totals: \$3,679,000 \$771,500 20.97 \$2,669,940 \$3,679,000 \$2,669,940 736.4 38.80 38.80
 Sale. Ratio => 20.97 Average per FF=> \$4,996 Average per Net Acre=> 94,819.59 Average per SqFt=>
 Std. Dev. => 22.43

Sales Comparison Approach was Used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community	
J-10-07-306-002	3657 Knoll Creek Ct	01/26/24	\$324,900	1.43	Superior Twp	Sales Comparison Determination: 2 & 2.5 acres: \$325,000 3, 4, and 5 acres: \$340,000 7 acres: \$350,000 10 acres: \$420,000 ADD \$10,000 FOR WATER FRONTAGE
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp	
J-10-19-100-070	5782 East Stone Valley	04/07/23	\$470,000	7.25	Superior Twp	
J-10-19-100-061	5774 STONEHEDGE CT	09/06/23	\$510,000	4.42	Superior Twp	
J-10-19-100-068	5734 EAST STONE VALLEY DR	09/08/23	\$475,000	5.72	Superior Twp	
J-10-19-100-069	5758 EAST STONE VALLEY DR	09/08/23	\$475,000	7.56	Superior Twp	
	Average		\$420,733			

2026 GEDDES GLEN LAND VALUE

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libers/Page	Land Table	Class
J-10-17-100-025	3456 HILLSHIRE CT	04/05/23	\$1,065,000	\$865,700	33.71	\$933,478	\$301,522	\$150,000	0.0	0.0	2.43	2.43	\$124,083	\$2.85	AA-RE L5517/73	ANN ARBOR S.D. - RESIDENTIAL	401	
J-10-07-300-034	5389 KELSEY CIR	11/15/24	\$1,196,000	\$479,800	40.12	\$1,065,235	\$309,703	\$178,938	0.0	0.0	5.42	5.42	\$57,141	\$1.31	AA-RE 5571/533	ANN ARBOR S.D. - RESIDENTIAL	401	
J-10-06-300-005	5277 WARREN RD	04/12/23	\$1,200,000	\$610,000	50.83	\$1,410,851	(\$90,851)	\$120,000	209.0	540.0	2.50	2.50	(\$36,340)	(\$0.83)	AA-RE L5517/P624	ANN ARBOR S.D. - RESIDENTIAL	401	
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,462,725	(\$23,725)	\$200,000	0.0	0.0	0.58	0.58	(\$40,805)	(\$0.94)	WOOD 5549/214	GEDDES GLENN #1	401	
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,507,550	(\$32,550)	\$200,000	0.0	0.0	0.58	0.58	(\$56,121)	(\$1.29)	WOOD 5583/50	GEDDES GLENN #1	401	
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,676,015	(\$86,015)	\$200,000	0.0	0.0	0.64	0.64	(\$134,388)	(\$3.09)	WOOD 5554/708	GEDDES GLENN #1	401	

Totals: \$7,385,000 \$3,563,600 \$8,055,854 \$378,084 \$1,048,938 209.0 12.15 12.15

Sale. Ratio => 48.25 Average per FF=> \$1,809 Average per Net Acre=> 31,118.02 Average per SqFt=> \$0.71

Std. Dev. => 8.97

The Sales Comparison Approach was used

Due to the lack of vacant land sales in this subdivision, the below sales were used to determine this land value.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres	Community
J-10-03-400-023	8567 Plymouth-AnnAr	05/31/23	\$280,000	3.61	Superior Twp
H-08-21-375-292	6173 Green Mountain	07/20/23	\$160,000	0.28	Superior Twp
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp
J-10-04-100-008	4760 Saddleridge Trl	12/28/23	\$155,882	5.71	Superior Twp
J-10-04-100-014	4980 Saddleridge Trl	12/28/23	\$155,882	5.66	Superior Twp
			Average		
			\$204,253		

Previous Land Value: \$200,000
 2026 Land Value \$200,000

2026 GLENNBOROUGH SITE CONDOS LAND VALUES																		
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class	
J-10-17-201-015	3360 WOODHILL CIR	08/22/24	\$299,000	\$95,000	31.77	\$200,000	\$299,000	\$200,000	0.0	0.0	1.86	1.86	\$160,753	GLEN	5566/257	GLENNBOROUGH SITE CONDO	402	
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$861,903	\$263,097	\$200,000	0.0	0.0	1.85	1.85	\$142,215	GLEN	5555/133	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,256,923	\$458,077	\$250,000	0.0	0.0	5.70	5.70	\$80,364	GLEN	5544/341	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$1,066,343	\$468,657	\$250,000	0.0	0.0	3.10	3.10	\$151,180	GLEN	5555/784	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,220,762	\$424,238	\$250,000	0.0	0.0	1.90	1.90	\$223,283	GLEN	5556/957	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,189,656	\$160,344	\$250,000	0.0	0.0	1.91	1.91	\$83,950	GLEN		GLENNBOROUGH SITE CONDO	401	
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$1,046,145	\$602,855	\$250,000	0.0	0.0	1.17	1.17	\$515,261	GLEN		GLENNBOROUGH SITE CONDO	401	
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,036,217	\$213,783	\$250,000	0.0	0.0	1.00	1.00	\$213,783	GLEN		GLENNBOROUGH SITE CONDO	401	
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,383,990	(\$180,590)	\$300,000	0.0	0.0	1.57	1.57	(\$115,025)	GLEN	5536/255	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$913,408	\$236,592	\$250,000	0.0	0.0	1.00	1.00	\$236,592	GLEN	5576/383	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,566,084	(\$121,084)	\$225,000	0.0	0.0	1.00	1.00	(\$121,084)	GLEN	5541/352	GLENNBOROUGH SITE CONDO	401	
Totals:			\$11,881,400	\$5,188,900		\$11,731,431	\$2,824,969	\$2,675,000	0.0		22.06	22.06						
					Sale. Ratio =>	43.67	Average				Average		Average					
					Std. Dev. =>	9.22	per FF=>		#DIV/0!		per Net Acre=>		128,058.43		Average per SqFt=>			
The Sales Comparison Approach was Used																		
Due to only 2 vacant land sales in this subdivision, the below sales were used to help determine this land value.																		
Parcel Number	Address	Sale Date	Sale Price	Acres	Community													
J-10-17-201-015	3360 Woodhill Cir	08/22/24	\$299,000	1.86	Superior Twp	Same Subdivision												
J-10-03-400-023	8567 Plymouth-AnnArbor	05/31/23	\$280,000	3.61	Superior Twp													
J-10-07-305-002	3657 Knoll Creek Ct	01/26/24	\$324,900	1.43	Superior Twp	SITE A-STANDARD: \$200,000												
J-10-32-300-018	Indian Hills Dr	09/19/23	\$269,500	5.39	Superior Twp	SITE B-AVERAGE: \$225,000												
J-10-02-200-025	9068 Joy Rd	07/10/23	\$350,000	5.7	Superior Twp	SITE C-GOOD: \$250,000												
Average:			\$304,680			SITE D-LG WOODED: \$305,000												

2026 GRD-GEDES RIDGE 1, 2 LAND VALUES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Actual Front	ECF Area	Liber/Page	Land Table	Class
J-10-35-220-013	1918 ANDOVER DR	04/05/24	\$265,000	\$106,500	40.19	\$254,057	\$45,943	\$35,000	74.0	120.0	0.20	0.20	74.00	GRD		GRD GEDDES RIDGE 1,2	401
J-10-35-220-014	1910 ANDOVER DR	05/19/23	\$270,000	\$106,100	39.30	\$302,535	\$2,465	\$35,000	78.0	120.0	0.22	0.22	78.00	GRD	L5521/P958	GRD GEDDES RIDGE 1,2	401
J-10-35-225-022	1839 ASHLEY DR	04/10/23	\$242,000	\$90,400	37.36	\$250,979	\$26,021	\$35,000	55.0	139.0	0.18	0.18	55.00	GRD	L5517/P618	GRD GEDDES RIDGE 1,2	401
J-10-35-230-003	9225 ARLINGTON DR	05/10/23	\$197,000	\$81,800	41.52	\$232,232	(\$232)	\$35,000	60.0	140.0	0.19	0.19	60.00	GRD	L5520/P726	GRD GEDDES RIDGE 1,2	401
J-10-35-230-006	9195 ARLINGTON DR	01/17/25	\$311,250	\$101,600	32.64	\$242,909	\$103,341	\$35,000	60.0	140.0	0.19	0.19	60.00	GRD	5577/648	GRD GEDDES RIDGE 1,2	401
J-10-35-230-015	9101 ARLINGTON DR	02/28/25	\$245,100	\$95,200	38.84	\$224,554	\$55,546	\$35,000	60.0	140.0	0.19	0.19	60.00	GRD	5580/981	GRD GEDDES RIDGE 1,2	401
J-10-35-230-023	9041 ARLINGTON DR	08/01/23	\$245,000	\$78,600	32.08	\$215,365	\$64,635	\$35,000	67.0	146.0	0.23	0.23	67.00	GRD	5529/138	GRD GEDDES RIDGE 1,2	401
J-10-35-231-024	9189 ASCOT DR	09/29/23	\$248,000	\$79,000	31.85	\$216,511	\$66,489	\$35,000	71.0	139.0	0.23	0.23	71.00	GRD	5534/703	GRD GEDDES RIDGE 1,2	401
J-10-35-231-025	9201 ASCOT DR	11/16/23	\$270,000	\$94,900	35.15	\$271,355	\$33,645	\$35,000	72.0	126.0	0.21	0.21	72.00	GRD	5541/893	GRD GEDDES RIDGE 1,2	401
J-10-35-232-006	9132 ASCOT DR	05/30/24	\$245,000	\$119,000	48.57	\$284,012	(\$4,012)	\$35,000	60.0	140.0	0.19	0.19	60.00	GRD	5556/522	GRD GEDDES RIDGE 1,2	401
J-10-35-250-013	9254 ABBEY LN	11/07/23	\$265,000	\$78,300	29.55	\$215,999	\$84,001	\$35,000	60.0	140.0	0.19	0.19	60.00	GRD	5537/537	GRD GEDDES RIDGE 1,2	401
J-10-35-250-014	9258 ABBEY LN	05/04/23	\$232,000	\$85,200	36.72	\$240,763	\$26,237	\$35,000	60.0	140.0	0.19	0.19	60.00	GRD	L5520/P727	GRD GEDDES RIDGE 1,2	401

Totals: \$3,035,350 \$1,116,600 \$2,951,271 \$504,079 \$420,000 777.0 2.41 2.41
 Sale. Ratio => 36.79 Average per FF=> \$649 Average per Net Acre=> 208,901.37
 Std. Dev. => 5.24

Sales Comparison Approach

The below vacant land sales were used to determine this land value.

Due to the lack of subdivision lot sales it was necessary to use some sales from other communities.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Total Acres													
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$45,000	0.20	Superior Twp												
J-10-34-180-342	8856 Somerset Ln	05/31/23	\$49,700	0.20	Superior Twp												
K-11-07-205-019	2581 Packard Rd	04/22/24	\$31,000	0.16	Ypsilanti Township												
K-11-10-382-010	527 Emerick St	09/13/24	\$20,000	0.15	Ypsilanti Township												
			Average	\$36,425													

2024 Land Value: \$29,000
 Sales Comparison 2025 Land Value Determination: \$35,000