2023 LAND TABLE SBN SUBURBAN NORTH - EXCELLENT FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-010-001-01	6438 134TH AVE	11/20/20	$260,000	WD	03-ARM'S LENGTH	$260,000	$0	0.00	$249,486	$64,139	$53,625	195.0	0.0	3.07	3.07	$329	$20,892	$0.48	195.00	4560-814		SBN - SUBURBAN NORTH 2022	0	1	4/14/2008	RES 1 FAMILY	401
20-003-056-10	6533 CLEARBROOK DR	10/05/20	$432,000	WD	03-ARM'S LENGTH	$432,000	$180,300	41.74	$455,193	$67,407	$90,600	186.4	0.0	1.86	1.86	$362	$36,240	$0.83	186.42	4525-216		SBN - SUBURBAN NORTH 2022	0	1	3/23/2009	RES 1 FAMILY	401
20-022-001-80	PEACH CREEK V/L	10/06/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$19,300	27.57	$100,194	$70,000	$94,051	180.9	0.0	3.56	3.17	$387	$19,663	$0.45	180.88	4525-595	20-023-013-80	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-265-029-00	6692 YAMOTO WAY	02/12/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$13,000	28.89	$45,000	$45,000	$45,000	110.0	200.0	0.00	0.00	$409	#DIV/0!	#DIV/0!	110.00	4583-430		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-343-016-00	3528 KEPPEL LN	01/28/21	$401,500	WD	03-ARM'S LENGTH	$401,500	$161,700	40.27	$424,920	$22,660	$46,080	51.2	200.0	0.24	0.24	$443	$96,426	$2.21	51.20	4574-342		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-022-001-02	2910 PEACH CK V/L	06/22/20	$82,000	WD	03-ARM'S LENGTH	$82,000	$37,000	45.12	$102,733	$82,000	$95,313	180.9	0.0	3.73	2.66	$453	$21,984	$0.50	180.85	4478-522	20-023-013-40	SBN - SUBURBAN NORTH 2022	0	1	1/12/2023	RES VAC	402
20-017-009-30	6907 WILEY RD V/L	01/13/21	$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	$140,000	$58,300	41.64	$204,120	$140,000	$136,080	280.0	0.0	4.41	1.48	$500	$31,760	$0.73	280.00	4565-618	20-017-009-20	SBN - SUBURBAN NORTH 2022	0	0	6/16/2008	RES VAC	402
20-090-008-00	3353 CLEARVIEW LN	12/21/20	$364,500	WD	03-ARM'S LENGTH	$364,500	$130,200	35.72	$362,396	$60,424	$58,320	120.0	200.0	0.55	0.55	$504	$109,662	$2.52	120.00	4563-541		SBN - SUBURBAN NORTH 2022	0	0	1/1/1993	RES 1 FAMILY	401
20-022-001-02	2910 PEACH CK V/L	12/21/21	$103,000	WD	19-MULTI PARCEL ARM'S LENGTH	$103,000	$37,000	35.92	$102,733	$103,000	$95,313	180.9	0.0	3.73	2.66	$570	$27,614	$0.63	180.85	4716-745	20-023-013-40	SBN - SUBURBAN NORTH 2022	0	1	1/12/2023	RES VAC	402
20-090-003-00	3365 CLEARVIEW LANE	01/25/21	$449,800	WD	19-MULTI PARCEL ARM'S LENGTH	$449,800	$198,300	44.09	$483,177	$131,863	$111,780	230.0	295.0	0.79	0.48	$573	$167,978	$3.86	230.00	4571-584	20-090-002-00	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-285-010-00	6282 HAWTHORNE COURT	02/21/22	$565,000	WD	03-ARM'S LENGTH	$565,000	$269,300	47.66	$599,900	$64,100	$99,000	110.0	195.0	0.49	0.49	$583	$130,285	$2.99	110.00	4785/762		SBN - SUBURBAN NORTH 2022	0	1	7/8/2009	RESIDENTIAL	401
20-290-007-00	3486 WKAMA WAY	09/22/21	$415,000	WD	03-ARM'S LENGTH	$415,000	$175,100	42.19	$392,804	$65,154	$42,958	111.3	207.0	0.53	0.53	$585	$123,164	$2.83	111.29	4676-74		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-180-026-00	3541 SANDRA LANE	10/13/21	$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	$320,000	$109,100	34.09	$246,539	$120,311	$42,725	200.0	350.0	0.80	0.46	$602	$149,827	$3.44	200.00	4685-371	20-003-043-60	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-017-009-00	6901 WILEY RD	10/09/20	$85,000	WD	03-ARM'S LENGTH	$85,000	$33,600	39.53	$68,040	$85,000	$68,040	140.0	453.8	1.46	1.46	$607	$58,299	$1.34	140.00	4523-600		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-265-027-00	6684 YAMOTO WAY	08/24/20	$359,990	WD	03-ARM'S LENGTH	$359,990	$129,600	36.00	$337,022	$67,968	$45,000	100.0	203.0	0.00	0.00	$680	#DIV/0!	#DIV/0!	100.00	4505-196		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	401
		Totals:	**$4,092,790**			**$4,092,790**	**$1,551,800**		**$4,174,257**	**$1,189,026**	**$1,123,885**	**2,376.5**		**25.21**	**19.11**												
							Sale. Ratio =>	**37.92**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**11.46**			**per FF=>**	**$500**		**per Net Acre=>**	**47,162.98**		**per SqFt=>**	**$1.08**									

Concluded FF Rate	500.0

2023 LAND TABLE SBN SUBURBAN NORTH - GOOD FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-343-018-00	3523 KEPPEL LN	02/25/21	$394,000	WD	03-ARM'S LENGTH	$394,000	$166,400	42.23	$433,498	$17,202	$56,700	63.0	262.1	0.38	0.38	$273	$45,388	$1.04	63.00	4584-127		SBN - SUBURBAN NORTH 2022	0	0	11/2/2015	RES 1 FAMILY	401
20-003-095-50	6421 134TH AVE	10/25/21	$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	$260,000	$120,200	46.23	$310,857	$102,599	$100,756	340.3	318.9	2.48	1.76	$302	$41,387	$0.95	340.28	4696-907	20-003-095-60	SBN - SUBURBAN NORTH 2022	0	1	10/29/2007	RES 1 FAMILY	401
20-265-021-00	2962 COLFAX COURT	09/09/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$26,000	37.14	$723,660	$70,000	$90,000	219.0	393.0	0.00	0.00	$320	#DIV/0!	#DIV/0!	219.00	4518-280	20-265-016-00	SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-010-001-01	6438 134TH AVE	11/20/20	$260,000	WD	03-ARM'S LENGTH	$260,000	$0	0.00	$249,486	$64,139	$53,625	195.0	0.0	3.07	3.07	$329	$20,892	$0.48	195.00	4560-814		SBN - SUBURBAN NORTH 2022	0	1	4/14/2008	RES 1 FAMILY	401
20-003-056-10	6533 CLEARBROOK DR	10/05/20	$432,000	WD	03-ARM'S LENGTH	$432,000	$180,300	41.74	$455,193	$67,407	$90,600	186.4	0.0	1.86	1.86	$362	$36,240	$0.83	186.42	4525-216		SBN - SUBURBAN NORTH 2022	0	1	3/23/2009	RES 1 FAMILY	401
20-022-001-80	PEACH CREEK V/L	10/06/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$19,300	27.57	$100,194	$70,000	$94,051	180.9	0.0	3.56	3.17	$387	$19,663	$0.45	180.88	4525-595	20-023-013-80	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-265-029-00	6692 YAMOTO WAY	02/12/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$13,000	28.89	$45,000	$45,000	$45,000	110.0	200.0	0.00	0.00	$409	#DIV/0!	#DIV/0!	110.00	4583-430		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-343-016-00	3528 KEPPEL LN	01/28/21	$401,500	WD	03-ARM'S LENGTH	$401,500	$161,700	40.27	$424,920	$22,660	$46,080	51.2	200.0	0.24	0.24	$443	$96,426	$2.21	51.20	4574-342		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-022-001-02	2910 PEACH CK V/L	06/22/20	$82,000	WD	03-ARM'S LENGTH	$82,000	$37,000	45.12	$102,733	$82,000	$95,313	180.9	0.0	3.73	2.66	$453	$21,984	$0.50	180.85	4478-522	20-023-013-40	SBN - SUBURBAN NORTH 2022	0	1	1/12/2023	RES VAC	402
20-017-009-30	6907 WILEY RD V/L	01/13/21	$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	$140,000	$58,300	41.64	$204,120	$140,000	$136,080	280.0	0.0	4.41	1.48	$500	$31,760	$0.73	280.00	4565-618	20-017-009-20	SBN - SUBURBAN NORTH 2022	0	0	6/16/2008	RES VAC	402
20-090-008-00	3353 CLEARVIEW LN	12/21/20	$364,500	WD	03-ARM'S LENGTH	$364,500	$130,200	35.72	$362,396	$60,424	$58,320	120.0	200.0	0.55	0.55	$504	$109,662	$2.52	120.00	4563-541		SBN - SUBURBAN NORTH 2022	0	0	1/1/1993	RES 1 FAMILY	401
20-022-001-02	2910 PEACH CK V/L	12/21/21	$103,000	WD	19-MULTI PARCEL ARM'S LENGTH	$103,000	$37,000	35.92	$102,733	$103,000	$95,313	180.9	0.0	3.73	2.66	$570	$27,614	$0.63	180.85	4716-745	20-023-013-40	SBN - SUBURBAN NORTH 2022	0	1	1/12/2023	RES VAC	402
		Totals:	**$2,622,000**			**$2,622,000**	**$949,400**		**$3,514,790**	**$844,431**	**$961,838**	**2,107.5**		**24.00**	**17.82**												
							Sale. Ratio =>	**36.21**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**12.51**			**per FF=>**	**$401**		**per Net Acre=>**	**35,181.69**		**per SqFt=>**	**$0.81**									

Concluded FF Rate 400.0

2023 LAND TABLE SBN SUBURBAN NORTH - AVERAGE FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-380-003-00	HOLLAND ST V/L	10/23/20	$10,400	WD	19-MULTI PARCEL ARM'S LENGTH	$10,400	$6,200	59.62	$21,268	$10,400	$18,230	56.0	0.0	0.04	0.02	$186	$260,000	$5.97	56.00	4529-820	20-004-029-00	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-250-035-00	6422 PALMETTO COURT	12/08/20	$285,000	WD	03-ARM'S LENGTH	$285,000	$118,100	41.44	$303,872	$20,886	$39,758	103.0	200.0	0.47	0.47	$203	$44,156	$1.01	103.00	4554-45		SBN - SUBURBAN NORTH 2022	0	1	1/11/2023	RES 1 FAMILY	401
20-022-001-60	2954 PEACH CREEK CT	12/23/21	$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	$90,000	$52,800	58.67	$131,220	$90,000	$131,220	435.0	0.0	3.82	3.29	$207	$23,560	$0.54	435.00	4715-243	20-023-012-40	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-343-018-00	3523 KEPPEL LN	02/25/21	$394,000	WD	03-ARM'S LENGTH	$394,000	$166,400	42.23	$433,498	$17,202	$56,700	63.0	262.1	0.38	0.38	$273	$45,388	$1.04	63.00	4584-127		SBN - SUBURBAN NORTH 2022	0	0	11/2/2015	RES 1 FAMILY	401
20-003-095-50	6421 134TH AVE	10/25/21	$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	$260,000	$120,200	46.23	$310,857	$102,599	$100,756	340.3	318.9	2.48	1.76	$302	$41,387	$0.95	340.28	4696-907	20-003-095-60	SBN - SUBURBAN NORTH 2022	0	1	10/29/2007	RES 1 FAMILY	401
20-265-021-00	2962 COLFAX COURT	09/09/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$26,000	37.14	$723,660	$70,000	$90,000	219.0	393.0	0.00	0.00	$320	#DIV/0!	#DIV/0!	219.00	4518-280	20-265-016-00	SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-010-001-01	6438 134TH AVE	11/20/20	$260,000	WD	03-ARM'S LENGTH	$260,000	$0	0.00	$249,486	$64,139	$53,625	195.0	0.0	3.07	3.07	$329	$20,892	$0.48	195.00	4560-814		SBN - SUBURBAN NORTH 2022	0	1	4/14/2008	RES 1 FAMILY	401
20-003-056-10	6533 CLEARBROOK DR	10/05/20	$432,000	WD	03-ARM'S LENGTH	$432,000	$180,300	41.74	$455,193	$67,407	$90,600	186.4	0.0	1.86	1.86	$362	$36,240	$0.83	186.42	4525-216		SBN - SUBURBAN NORTH 2022	0	1	3/23/2009	RES 1 FAMILY	401
20-022-001-80	PEACH CREEK V/L	10/06/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$19,300	27.57	$100,194	$70,000	$94,051	180.9	0.0	3.56	3.17	$387	$19,663	$0.45	180.88	4525-595	20-023-013-80	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
		Totals:	**$1,871,400**			**$1,871,400**	**$689,300**		**$2,729,248**	**$512,633**	**$674,940**	**1,778.6**		**15.68**	**14.02**												
							Sale. Ratio =>	**36.83**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**17.82**			**per FF=>**	**$288**		**per Net Acre=>**	**32,691.35**		**per SqFt=>**	**$0.75**									

Concluded FF Rate 285.0

2023 LAND TABLE SBN SUBURBAN NORTH - FAIR FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-022-001-60	2954 PEACH CREEK CT	10/05/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$52,800	75.43	$157,950	$70,000	$131,220	435.0	0.0	3.82	3.29	$161	$18,325	$0.42	435.00	4524-432	20-023-012-40	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-290-021-00	6409 OTOTEMAN TR	10/30/20	$525,000	WD	03-ARM'S LENGTH	$525,000	$24,900	4.74	$558,087	$16,806	$49,893	102.7	250.0	0.59	0.59	$164	$28,533	$0.66	102.66	4538-164		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	401
20-290-024-00	6402 OTOTEMAN TRAIL	02/19/21	$579,000	WD	03-ARM'S LENGTH	$579,000	$235,300	40.64	$620,072	$9,337	$50,409	56.0	270.0	0.35	0.35	$167	$26,908	$0.62	56.01	4583-4		SBN - SUBURBAN NORTH 2022	0	1	11/16/2007	RES 1 FAMILY	401
20-003-083-00	BLUE STAR HWY V/L	11/24/21	$155,200	WD	03-ARM'S LENGTH	$155,200	$66,800	43.04	$133,533	$155,200	$133,533	868.0	0.0	7.70	7.70	$179	$20,156	$0.46	868.00	4704-668		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-017-009-10	WILEY ROAD V/L	12/11/20	$115,000	WD	03-ARM'S LENGTH	$115,000	$57,300	49.83	$124,600	$115,000	$124,600	623.0	0.0	6.61	6.61	$185	$17,398	$0.40	623.00	4554-90		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-380-003-00	HOLLAND ST V/L	10/23/20	$10,400	WD	19-MULTI PARCEL ARM'S LENGTH	$10,400	$6,200	59.62	$21,268	$10,400	$18,230	56.0	0.0	0.04	0.02	$186	$260,000	$5.97	56.00	4529-820	20-004-029-00	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-250-035-00	6422 PALMETTO COURT	12/08/20	$285,000	WD	03-ARM'S LENGTH	$285,000	$118,100	41.44	$303,872	$20,886	$39,758	103.0	200.0	0.47	0.47	$203	$44,156	$1.01	103.00	4554-45		SBN - SUBURBAN NORTH 2022	0	1	1/11/2023	RES 1 FAMILY	401
20-022-001-60	2954 PEACH CREEK CT	12/23/21	$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	$90,000	$52,800	58.67	$131,220	$90,000	$131,220	435.0	0.0	3.82	3.29	$207	$23,560	$0.54	435.00	4715-243	20-023-012-40	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-343-018-00	3523 KEPPEL LN	02/25/21	$394,000	WD	03-ARM'S LENGTH	$394,000	$166,400	42.23	$433,498	$17,202	$56,700	63.0	262.1	0.38	0.38	$273	$45,388	$1.04	63.00	4584-127		SBN - SUBURBAN NORTH 2022	0	0	11/2/2015	RES 1 FAMILY	401
20-003-095-50	6421 134TH AVE	10/25/21	$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	$260,000	$120,200	46.23	$310,857	$102,599	$100,756	340.3	318.9	2.48	1.76	$302	$41,387	$0.95	340.28	4696-907	20-003-095-60	SBN - SUBURBAN NORTH 2022	0	1	10/29/2007	RES 1 FAMILY	401
20-265-021-00	2962 COLFAX COURT	09/09/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$26,000	37.14	$723,660	$70,000	$90,000	219.0	393.0	0.00	0.00	$320	#DIV/0!	#DIV/0!	219.00	4518-280	20-265-016-00	SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-010-001-01	6438 134TH AVE	11/20/20	$260,000	WD	03-ARM'S LENGTH	$260,000	$0	0.00	$249,486	$64,139	$53,625	195.0	0.0	3.07	3.07	$329	$20,892	$0.48	195.00	4560-814		SBN - SUBURBAN NORTH 2022	0	1	4/14/2008	RES 1 FAMILY	401
		Totals:	**$2,813,600**			**$2,813,600**	**$926,800**		**$3,768,103**	**$741,569**	**$979,944**	**3,496.0**		**29.33**	**27.53**												
							Sale. Ratio =>	**32.94**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**21.24**			**per FF=>**	**$212**		**per Net Acre=>**	**25,286.22**		**per SqFt=>**	**$0.58**									

Concluded FF Rate 210.0

2023 LAND TABLE SBN SUBURBAN NORTH - BELOW AVERAGE FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-180-007-00	3538 SHARON LN	05/17/21	$335,000	WD	03-ARM'S LENGTH	$335,000	$163,700	48.87	$367,474	$6,126	$38,600	100.0	200.0	0.46	0.46	$61	$13,346	$0.31	100.00	4624-266		SBN - SUBURBAN NORTH 2022	0	0	8/22/2018	RES 1 FAMILY	401
20-290-014-00	6432 OTOTEMAN TR	07/02/21	$430,000	WD	03-ARM'S LENGTH	$430,000	$209,200	48.65	$469,684	$8,916	$48,600	100.0	211.0	0.48	0.48	$89	$18,421	$0.42	100.00	4692-611		SBN - SUBURBAN NORTH 2022	0	0	6/2/2017	RES 1 FAMILY	401
20-003-076-00	3445 BLUE STAR HWY	06/17/20	$320,000	WD	03-ARM'S LENGTH	$320,000	$162,500	50.78	$373,655	$32,645	$86,300	355.0	0.0	3.26	3.26	$92	$10,014	$0.23	355.00	4475-121		SBN - SUBURBAN NORTH 2022	0	1	3/23/2009	RES 1 FAMILY	401
20-022-001-60	2954 PEACH CREEK CT	10/05/20	$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	$70,000	$52,800	75.43	$157,950	$70,000	$131,220	435.0	0.0	3.82	3.29	$161	$18,325	$0.42	435.00	4524-432	20-023-012-40	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-290-021-00	6409 OTOTEMAN TR	10/30/20	$525,000	WD	03-ARM'S LENGTH	$525,000	$24,900	4.74	$558,087	$16,806	$49,893	102.7	250.0	0.59	0.59	$164	$28,533	$0.66	102.66	4538-164		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	401
20-290-024-00	6402 OTOTEMAN TRAIL	02/19/21	$579,000	WD	03-ARM'S LENGTH	$579,000	$235,300	40.64	$620,072	$9,337	$50,409	56.0	270.0	0.35	0.35	$167	$26,908	$0.62	56.01	4583-4		SBN - SUBURBAN NORTH 2022	0	1	11/16/2007	RES 1 FAMILY	401
20-003-083-00	BLUE STAR HWY V/L	11/24/21	$155,200	WD	03-ARM'S LENGTH	$155,200	$66,800	43.04	$133,533	$155,200	$133,533	868.0	0.0	7.70	7.70	$179	$20,156	$0.46	868.00	4704-668		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-017-009-10	WILEY ROAD V/L	12/11/20	$115,000	WD	03-ARM'S LENGTH	$115,000	$57,300	49.83	$124,600	$115,000	$124,600	623.0	0.0	6.61	6.61	$185	$17,398	$0.40	623.00	4554-90		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-380-003-00	HOLLAND ST V/L	10/23/20	$10,400	WD	19-MULTI PARCEL ARM'S LENGTH	$10,400	$6,200	59.62	$21,268	$10,400	$18,230	56.0	0.0	0.04	0.02	$186	$260,000	$5.97	56.00	4529-820	20-004-029-00	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-250-035-00	6422 PALMETTO COURT	12/08/20	$285,000	WD	03-ARM'S LENGTH	$285,000	$118,100	41.44	$303,872	$20,886	$39,758	103.0	200.0	0.47	0.47	$203	$44,156	$1.01	103.00	4554-45		SBN - SUBURBAN NORTH 2022	0	1	1/11/2023	RES 1 FAMILY	401
20-022-001-60	2954 PEACH CREEK CT	12/23/21	$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	$90,000	$52,800	58.67	$131,220	$90,000	$131,220	435.0	0.0	3.82	3.29	$207	$23,560	$0.54	435.00	4715-243	20-023-012-40	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-343-018-00	3523 KEPPEL LN	02/25/21	$394,000	WD	03-ARM'S LENGTH	$394,000	$166,400	42.23	$433,498	$17,202	$56,700	63.0	262.1	0.38	0.38	$273	$45,388	$1.04	63.00	4584-127		SBN - SUBURBAN NORTH 2022	0	0	11/2/2015	RES 1 FAMILY	401
20-003-095-50	6421 134TH AVE	10/25/21	$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	$260,000	$120,200	46.23	$310,857	$102,599	$100,756	340.3	318.9	2.48	1.76	$302	$41,387	$0.95	340.28	4696-907	20-003-095-60	SBN - SUBURBAN NORTH 2022	0	1	10/29/2007	RES 1 FAMILY	401
		Totals:	**$3,568,600**			**$3,568,600**	**$1,436,200**		**$4,005,770**	**$655,117**	**$1,009,819**	**3,637.0**		**30.46**	**28.66**												
							Sale. Ratio =>	**40.25**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**15.88**			**per FF=>**	**$180**		**per Net Acre=>**	**21,507.45**		**per SqFt=>**	**$0.49**									

Concluded FF Rate 180.0

2023 LAND TABLE SBN SUBURBAN NORTH - CULDESAC FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-003-065-05	66TH ST V/L	06/04/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$33,000	33.00	$123,750	$100,000	$123,750	137.5	0.0	1.09	1.09	$727	$91,743	$2.11	137.50	4630-60		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-250-031-00	6406 PALMETTO CT	11/06/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$117,400	39.13	$302,229	$42,771	$45,000	50.0	250.0	0.29	0.29	$855	$149,028	$3.42	50.00	4538-243		SBN - SUBURBAN NORTH 2022	0	1	11/12/2007	RES 1 FAMILY	401
20-003-063-09	66TH ST/135TH/HOLLAND ST	10/16/20	$125,000	WD	03-ARM'S LENGTH	$125,000	$33,000	26.40	$123,750	$125,000	$123,750	137.5	0.0	1.09	1.09	$909	$114,679	$2.63	137.50	4537-325		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-265-059-00	6695 YAMOTO WAY	09/16/20	$503,500	WD	03-ARM'S LENGTH	$503,500	$173,700	34.50	$453,839	$94,661	$45,000	102.0	200.0	0.00	0.00	$928	#DIV/0!	#DIV/0!	102.00	4519-72		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES 1 FAMILY	401
20-004-028-00	212 NORTH ST	04/09/21	$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	$325,000	$91,000	28.00	$294,141	$298,364	$185,975	321.0	364.0	1.27	1.00	$929	$234,932	$5.39	321.00	PTA	20-380-002-00, 20-380-003-00, 20-004-029-00	SBN - SUBURBAN NORTH 2022	0	1	9/22/2008	WAREHOUSES	401
20-017-015-10	6835 WILEY RD	10/14/21	$93,500	WD	03-ARM'S LENGTH	$93,500	$24,000	25.67	$41,914	$93,500	$38,600	100.0	200.0	0.46	0.46	$935	$203,704	$4.68	100.00	4690-556		SBN - SUBURBAN NORTH 2022	0	1	1/13/2023	RES VAC	402
20-105-004-00	3439 CLEARBROOK CT	11/24/21	$685,000	WD	03-ARM'S LENGTH	$685,000	$276,900	40.42	$623,987	$116,763	$55,750	120.0	0.0	0.65	0.65	$973	$179,635	$4.12	120.00	4705-933		SBN - SUBURBAN NORTH 2022	0	0	11/5/2018	RES 1 FAMILY	401
20-017-016-00	6875 WILEY RD	08/18/20	$845,000	WD	03-ARM'S LENGTH	$845,000	$242,700	28.72	$680,120	$322,747	$157,867	324.8	0.0	9.19	9.19	$994	$35,119	$0.81	324.83	4527-520		SBN - SUBURBAN NORTH 2022	0	1	10/23/2018	RES 1 FAMILY	401
		Totals:	**$2,977,000**			**$2,977,000**	**$991,700**		**$2,643,730**	**$1,193,806**	**$775,692**	**1,292.8**		**14.04**	**13.77**												
							Sale. Ratio =>	**33.31**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**5.70**			**per FF=>**	**$923**		**per Net Acre=>**	**85,053.15**		**per SqFt=>**	**$1.95**									

Concluded FF Rate 925.0

2023 LAND TABLE SBN SUBURBAN NORTH - CITY EXCELLENT FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-180-023-00	3547 SANDRA LN	10/15/21	$389,900	WD	19-MULTI PARCEL ARM'S LENGTH	$389,900	$119,300	30.60	$269,714	$160,031	$36,835	123.0	0.0	0.91	0.57	$1,301	$176,052	$4.04	123.00	4685-273	20-003-043-30	SBN - SUBURBAN NORTH 2022	0	1	1/10/2023	RES 1 FAMILY	401
20-004-041-10	3403 ELIZABETH	05/20/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$52,000	23.64	$104,027	$220,000	$104,027	164.3	262.5	0.99	0.99	$1,339	$222,222	$5.10	164.34	4623-716		SBN - SUBURBAN NORTH 2022	0	0	1/9/2023	RES VAC	402
20-003-065-03	66TH ST V/L	11/06/20	$250,000	WD	03-ARM'S LENGTH	$250,000	$33,000	13.20	$123,750	$250,000	$123,750	137.5	0.0	1.09	1.09	$1,818	$229,358	$5.27	137.50	4537-321		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-017-015-30	6839 WILEY RD	10/22/21	$865,000	WD	03-ARM'S LENGTH	$865,000	$293,500	33.93	$641,233	$262,367	$38,600	100.0	200.0	0.46	0.46	$2,624	$571,606	$13.12	100.00	4694-939		SBN - SUBURBAN NORTH 2022	0	1	9/18/2014	RESIDENTIAL	401
20-003-065-04	3515 66TH ST	11/01/21	$900,000	WD	03-ARM'S LENGTH	$900,000	$164,100	18.23	$590,029	$433,721	$123,750	137.5	345.0	1.09	1.09	$3,154	$398,275	$9.14	137.50	4692-396		SBN - SUBURBAN NORTH 2022	1	0	3/5/2014	RES 1 FAMILY	401
		Totals:	**$2,624,900**			**$2,624,900**	**$661,900**		**$1,728,753**	**$1,326,119**	**$426,962**	**662.3**		**4.54**	**4.19**												
							Sale. Ratio =>	**25.22**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**8.55**			**per FF=>**	**$2,002**		**per Net Acre=>**	**292,289.84**		**per SqFt=>**	**$6.71**									

Concluded FF Rate 2,000.0

2023 LAND TABLE SBN SUBURBAN NORTH - CITY GOOD FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-090-008-00	3353 CLEARVIEW LN	12/21/20	$364,500	WD	03-ARM'S LENGTH	$364,500	$130,200	35.72	$362,396	$60,424	$58,320	120.0	200.0	0.55	0.55	$504	$109,662	$2.52	120.00	4563-541		SBN - SUBURBAN NORTH 2022	0	0	1/1/1993	RES 1 FAMILY	401
20-022-001-02	2910 PEACH CK V/L	12/21/21	$103,000	WD	19-MULTI PARCEL ARM'S LENGTH	$103,000	$37,000	35.92	$102,733	$103,000	$95,313	180.9	0.0	3.73	2.66	$570	$27,614	$0.63	180.85	4716-745	20-023-013-40	SBN - SUBURBAN NORTH 2022	0	1	1/12/2023	RES VAC	402
20-090-003-00	3365 CLEARVIEW LANE	01/25/21	$449,800	WD	19-MULTI PARCEL ARM'S LENGTH	$449,800	$198,300	44.09	$483,177	$131,863	$111,780	230.0	295.0	0.79	0.48	$573	$167,978	$3.86	230.00	4571-584	20-090-002-00	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-285-010-00	6282 HAWTHORNE COURT	02/21/22	$565,000	WD	03-ARM'S LENGTH	$565,000	$269,300	47.66	$599,900	$64,100	$99,000	110.0	195.0	0.49	0.49	$583	$130,285	$2.99	110.00	4785/762		SBN - SUBURBAN NORTH 2022	0	1	7/8/2009	RESIDENTIAL	401
20-290-007-00	3486 WKAMA WAY	09/22/21	$415,000	WD	03-ARM'S LENGTH	$415,000	$175,100	42.19	$392,804	$65,154	$42,958	111.3	207.0	0.53	0.53	$585	$123,164	$2.83	111.29	4676-74		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-180-026-00	3541 SANDRA LANE	10/13/21	$320,000	WD	19-MULTI PARCEL ARM'S LENGTH	$320,000	$109,100	34.09	$246,539	$120,311	$42,725	200.0	350.0	0.80	0.46	$602	$149,827	$3.44	200.00	4685-371	20-003-043-60	SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
20-017-009-00	6901 WILEY RD	10/09/20	585,000	WD	03-ARM'S LENGTH	$85,000	$33,600	39.53	$68,040	$85,000	$68,040	140.0	453.8	1.46	1.46	$607	$58,299	$1.34	140.00	4523-600		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
20-265-027-00	6684 YAMOTO WAY	08/24/20	$359,990	WD	03-ARM'S LENGTH	$359,990	$129,600	36.00	$337,022	$67,968	$45,000	100.0	203.0	0.00	0.00	$680	#DIV/0!	#DIV/0!	100.00	4505-196		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	401
20-003-019-00	3550 64TH ST	09/21/21	$885,000	WD	19-MULTI PARCEL ARM'S LENGTH	$885,000	$354,600	40.07	$858,720	$845,498	$671,109	1,200.0	0.0	21.94	16.42	$705	$38,537	$0.88	1,200.00	4678-163	20-003-012-00	SBN - SUBURBAN NORTH 2022	0	1	9/29/2008	RESIDENTIAL	001
20-003-063-14	3505 66TH ST	09/04/20	$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	$200,000	$66,000	33.00	$371,250	$200,000	$247,500	275.0	0.0	2.14	1.09	$727	$93,458	$2.15	275.00	4508-476	20-003-063-15	SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-003-063-17	3487 66TH ST	09/25/20	$100,000	WD	03-ARM'S LENGTH	$100,000	$33,000	33.00	$123,750	$100,000	$123,750	137.5	0.0	1.07	1.09	$727	$93,458	$2.15	137.50	4515-167		SBN - SUBURBAN NORTH 2022	0	1	1/10/2023	RES VAC	402
		Totals:	**$3,847,290**			**$3,847,290**	**$1,535,800**		**$3,946,331**	**$1,843,318**	**$1,605,495**	**2,804.6**		**33.50**	**25.23**												
							Sale. Ratio =>	**39.92**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**4.82**			**per FF=>**	**$657**		**per Net Acre=>**	**55,027.70**		**per SqFt=>**	**$1.26**									

Concluded FF Rate 660.0

2023 LAND TABLE SBN SUBURBAN NORTH - CITY ABOVE GOOD FF

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-250-031-00	6406 PALMETTO CT	11/06/20	$300,000	WD	03-ARM'S LENGTH	$300,000	$117,400	39.13	$302,229	$42,771	$45,000	50.0	250.0	0.29	0.29	$855	$149,028	$3.42	50.00	4538-243		SBN - SUBURBAN NORTH 2022	0	1	11/12/2007	RES 1 FAMILY	401
20-003-063-09	66TH ST/13STH/HOLLAND ST	10/16/20	$125,000	WD	03-ARM'S LENGTH	$125,000	$33,000	26.40	$123,750	$125,000	$123,750	137.5	0.0	1.09	1.09	$909	$114,679	$2.63	137.50	4537-325		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-265-059-00	6695 YAMOTO WAY	09/16/20	$503,500	WD	03-ARM'S LENGTH	$503,500	$173,700	34.50	$453,839	$94,661	$45,000	102.0	200.0	0.00	0.00	$928	#DIV/0!	#DIV/0!	102.00	4519-72		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES 1 FAMILY	401
20-004-028-00	212 NORTH ST	04/09/21	$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	$325,000	$91,000	28.00	$294,141	$298,364	$185,975	321.0	364.0	1.27	1.00	$929	$234,932	$5.39	321.00	PTA	20-380-002-00, 20-380-003-00, 20-004-029-00	SBN - SUBURBAN NORTH 2022	0	1	9/22/2008	WAREHOUSES	401
20-017-015-10	6835 WILEY RD	10/14/21	$93,500	WD	03-ARM'S LENGTH	$93,500	$24,000	25.67	$41,914	$93,500	$38,600	100.0	200.0	0.46	0.46	$935	$203,704	$4.68	100.00	4690-556		SBN - SUBURBAN NORTH 2022	0	1	1/13/2023	RES VAC	402
20-105-004-00	3439 CLEARBROOK CT	11/24/21	$685,000	WD	03-ARM'S LENGTH	$685,000	$276,900	40.42	$623,987	$116,763	$55,750	120.0	0.0	0.65	0.65	$973	$179,635	$4.12	120.00	4705-933		SBN - SUBURBAN NORTH 2022	0	0	11/5/2018	RES 1 FAMILY	401
20-017-016-00	6875 WILEY RD	08/18/20	$845,000	WD	03-ARM'S LENGTH	$845,000	$242,700	28.72	$680,120	$322,747	$157,867	324.8	0.0	9.19	9.19	$994	$35,119	$0.81	324.83	4527-520		SBN - SUBURBAN NORTH 2022	0	1	10/23/2018	RES 1 FAMILY	401
20-003-044-20	3507 64TH ST	05/24/21	$373,400	WD	03-ARM'S LENGTH	$373,400	$141,200	37.81	$314,745	$109,199	$50,544	104.0	250.0	0.60	0.60	$1,050	$182,913	$4.20	104.00	4627-265		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES 1 FAMILY	401
		Totals:	**$3,250,400**			**$3,250,400**	**$1,099,900**		**$2,834,725**	**$1,203,005**	**$702,486**	**1,259.3**		**13.54**	**13.27**												
							Sale. Ratio =>	**33.84**			**Average**			**Average**			**Average**										
							Std. Dev. =>	**6.06**			**per FF=>**	**$955**		**per Net Acre=>**	**88,828.55**		**per SqFt=>**	**$2.04**									

Concluded FF Rate	955.0

2023 LAND TABLE SBN SUBURBAN NORTH - CLEARBROOK

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-110-007-00	3368 CLEARBROOK GREEN	09/21/20	$320,000	WD	03-ARM'S LENGTH	$320,000	$154,900	48.41	$392,490	$80,687	$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	SBN	4513-965		SBN - SUBURBAN NORTH 2022	0	1	4/28/2008	RES DUPLEX	401
20-110-011-00	3378 CLEARBROOK GREEN	10/30/20	$340,000	WD	03-ARM'S LENGTH	$340,000	$160,700	47.26	$408,329	$90,594	$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	SBN	4549-445		SBN - SUBURBAN NORTH 2022	0	1	4/28/2008	RES DUPLEX	401
20-110-012-00	3376 CLEARBROOK GREEN	03/03/21	$315,000	WD	03-ARM'S LENGTH	$315,000	$155,300	49.30	$393,323	$75,949	$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	SBN	4586-100		SBN - SUBURBAN NORTH 2022	0	1	4/28/2008	RES DUPLEX	401
20-110-019-00	3356 CLEARBROOK GREEN	06/17/21	$375,000	WD	03-ARM'S LENGTH	$375,000	$159,900	42.64	$353,640	$83,873	$75,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	SBN	4635-542		SBN - SUBURBAN NORTH 2022	0	1	4/28/2008	RES CONDO	401
20-110-020-00	3358 CLEARBROOK GREEN #20	11/18/20	$350,000	WD	03-ARM'S LENGTH	$350,000	$158,500	45.29	$441,821	$70,779	$85,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	SBN	4541-595		SBN - SUBURBAN NORTH 2022	0	1	4/28/2008	RES DUPLEX	401
		Totals:	**$1,700,000**			**$1,700,000**	**$789,300**		**$1,989,603**	**$401,882**	**$385,000**	**0.0**		**0.00**	**0.00**													
							Sale. Ratio =>	**46.43**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**2.67**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**#DIV/0!**		**per SqFt=>**	**#DIV/0!**										

Calculated per site rate	$80,376
Concluded per site rate	$80,000

2023 LAND TABLE SBN SUBURBAN NORTH - SINGAPORE TRAIL

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-391-009-00	6551 OLD SINGAPORE TR	08/20/20	$515,000	WD	03-ARM'S LENGTH	$515,000	$157,700	30.62	$436,430	$66,478	$60,000	0.0	0.0	0.05	0.05	#DIV/0!	$1,356,694	$31.15	0.00	SBN	4501-835		SBN - SUBURBAN NORTH 2022	0	1	12/14/2017	RES 1 FAMILY	401
20-391-011-00	6549 OLD SINGAPORE TR	08/10/20	$485,000	WD	03-ARM'S LENGTH	$485,000	$158,400	32.66	$383,671	$80,238	$60,000	0.0	0.0	0.05	0.05	#DIV/0!	$1,707,191	$39.19	0.00	SBN	4501-818		SBN - SUBURBAN NORTH 2022	0	1	12/14/2017	RES VAC	402
20-391-012-00	6548 OLD SINGAPORE TR	03/01/21	$440,000	WD	03-ARM'S LENGTH	$440,000	$202,600	46.05	$494,499	$69,677	$60,000	0.0	0.0	0.06	0.06	#DIV/0!	$1,201,328	$27.58	0.00	SBN	4594-88		SBN - SUBURBAN NORTH 2022	0	0	12/14/2017	RES DUPLEX	401
20-391-014-00	6540 OLD SINGAPORE TR	10/15/20	$393,000	WD	03-ARM'S LENGTH	$393,000	$156,400	39.80	$376,762	$76,238	$60,000	0.0	0.0	0.06	0.06	#DIV/0!	$1,314,448	$30.18	0.00	SBN	4526-398		SBN - SUBURBAN NORTH 2022	0	1	12/14/2017	RES DUPLEX	401
20-391-015-00	6538 OLD SINGAPORE TR	10/30/20	$440,000	WD	03-ARM'S LENGTH	$440,000	$206,900	47.02	$503,350	$59,758	$66,000	0.0	0.0	0.06	0.06	#DIV/0!	$1,030,310	$23.65	0.00	SBN	4538-181		SBN - SUBURBAN NORTH 2022	0	1	12/14/2017	RES DUPLEX	401
20-391-022-00	6509 OLD SINGAPORE TR	09/29/21	$485,000	WD	03-ARM'S LENGTH	$485,000	$240,300	49.55	$530,852	$58,216	$60,000	0.0	0.0	0.05	0.05	#DIV/0!	$1,119,538	$25.70	0.00	SBN	4678-819		SBN - SUBURBAN NORTH 2022	0	1	12/14/2017	RES DUPLEX	401
		Totals:	**$2,758,000**			**$2,758,000**	**$1,122,300**		**$2,725,564**	**$410,605**	**$366,000**	**0.0**		**0.32**	**0.32**													
							Sale. Ratio =>	**40.69**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**7.92**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**#########**		**per SqFt=>**	**$29.27**										

Calculated per site rate	$68,434
Concluded per site rate	$68,500

2023 LAND TABLE SBN SUBURBAN NORTH - MAPLE GREEN CONDO

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class

No Sales
This development is very similar to Sinapore Trail Condo so the same rate of 68,500 will be used here.

2023 LAND TABLE SBN SUBURBAN NORTH - GAS LIGHT ESTATES

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	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
20-165-006-01	3378 GASLIGHT LN	07/21/20	$78,000	WD	03-ARM'S LENGTH	$78,000	$0	0.00	$63,280	$78,000	$60,000	191.2	188.3	0.68	0.68	$408	$114,706	$2.63	191.15	SBN	PTA		SBN - SUBURBAN NORTH 2022	0	0	1/13/2023	RES VAC	402
20-165-007-00	3368 GASLIGHT LN	08/31/20	$82,900	WD	03-ARM'S LENGTH	$82,900	$30,000	36.19	$60,000	$82,900	$60,000	267.0	164.3	1.01	1.01	$310	$82,324	$1.89	266.99	SBN	4506-58		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	001
20-165-011-00	3352 GASLIGHT LN	06/04/21	$80,000	WD	03-ARM'S LENGTH	$80,000	$30,000	37.50	$60,000	$80,000	$60,000	109.4	194.6	0.49	0.49	$731	$163,599	$3.76	109.40	SBN	4629-509		SBN - SUBURBAN NORTH 2022	0	0	NOT INSPECTED	RES VAC	402
		Totals:	**$240,900**			**$240,900**	**$60,000**		**$183,280**	**$240,900**	**$180,000**	**567.5**		**2.18**	**2.18**													
							Sale. Ratio =>	**24.91**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**21.28**			**per FF=>**	**$424**		**per Net Acre=>**	**110,707.72**		**per SqFt=>**	**$2.54**										

Calculated Per Site Value	$80,300
Concluded Per Site Value	$80,000

2023 LAND TABLE SBN SUBURBAN NORTH - SANCTUARY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	# of Sites	Dollars/Site	Est. Land Value	Effec. Front	Depth	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
20-265-016-00	2967 COLFAX COURT	09/09/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$26,000	37.14	$732,655	$70,000	2	$ 35,000	$90,000	219.0	393.0	0.00	0.00	$320	#DIV/0!	#DIV/0!	219.00	RST	4518-280	20-265-021-00	SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	401
20-265-029-00	6692 YAMOTO WAY	02/12/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$13,000	28.89	$45,000	$45,000	1	$ 45,000	$45,000	110.0	200.0	0.00	0.00	$409	#DIV/0!	#DIV/0!	110.00	RST	4583-430		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-265-057-00	6701 YAMOTO WAY	05/13/21	$86,000	WD	03-ARM'S LENGTH	$86,000	$21,000	24.42	$135,000	$86,000	2	$ 43,000	$90,000	200.0	400.0	0.00	0.00	$430	#DIV/0!	#DIV/0!	200.00	RST	4637-910	20-265-058-00	SBN - SUBURBAN NORTH 2022	0	1	1/12/2023	RES VAC	001
20-344-026-00	6538 SANCTUARY TR	03/05/21	$51,000	WD	03-ARM'S LENGTH	$51,000	$21,300	41.76	$413,105	$51,000	1	$ 51,000	$42,500	70.0	100.0	0.16	0.16	$729	$316,770	$7.27	70.00	SBN	4594-514		SBN - SUBURBAN NORTH 2022	0	1	1/19/2023	RES VAC	401
		Totals:	**$252,000**			**$252,000**	**$81,300**		**$1,325,760**	**$252,000**			**$267,500**	**599.0**		**0.16**	**0.16**													
							Sale. Ratio =>	**32.26**					**Average**			**Average**				**Average**										
							Std. Dev. =>	**7.84**					**per FF=>**	**$421**		**per Net Acre=>**	**########**			**per SqFt=>**	**$35.93**									

Due to lack of sales, combined meadowargus and Sanctuary

Average per site rate $ 43,500

Concluded per site $ 43,500.00

2023 LAND TABLE SBN SUBURBAN NORTH - MEADOWARGUS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	# of Sites	Dollars/Site	Est. Land Value	Effec. Front	Depth	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
20-265-016-00	2967 COLFAX COURT	09/09/20	$70,000	WD	03-ARM'S LENGTH	$70,000	$26,000	37.14	$732,655	$70,000	2	$ 35,000	$90,000	219.0	393.0	0.00	0.00	$320	#DIV/0!	#DIV/0!	219.00	RST	4518-280	20-265-021-00	SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	401
20-265-029-00	6692 YAMOTO WAY	02/12/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$13,000	28.89	$45,000	$45,000	1	$ 45,000	$45,000	110.0	200.0	0.00	0.00	$409	#DIV/0!	#DIV/0!	110.00	RST	4583-430		SBN - SUBURBAN NORTH 2022	0	1	NOT INSPECTED	RES VAC	402
20-265-057-00	6701 YAMOTO WAY	05/13/21	$86,000	WD	03-ARM'S LENGTH	$86,000	$21,000	24.42	$135,000	$86,000	2	$ 43,000	$90,000	200.0	400.0	0.00	0.00	$430	#DIV/0!	#DIV/0!	200.00	RST	4637-910	20-265-058-00	SBN - SUBURBAN NORTH 2022	0	1	1/12/2023	RES VAC	001
20-344-026-00	6538 SANCTUARY TR	03/05/21	$51,000	WD	03-ARM'S LENGTH	$51,000	$21,300	41.76	$413,105	$51,000	1	$ 51,000	$42,500	70.0	100.0	0.16	0.16	$729	$316,770	$7.27	70.00	SBN	4594-514		SBN - SUBURBAN NORTH 2022	0	1	1/19/2023	RES VAC	401
		Totals:	**$252,000**			**$252,000**	**$81,300**		**$1,325,760**	**$252,000**			**$267,500**	**599.0**		**0.16**	**0.16**													
							Sale. Ratio =>	**32.26**					**Average**			**Average**				**Average**										
							Std. Dev. =>	**7.84**					**per FF=>**	**$421**		**per Net Acre=>**	**########**			**per SqFt=>**	**$35.93**									

Due to lack of sales, combined Meadowargus and Sanctuary

Average per site rate $ 43,500

Concluded per site $ 43,500.00