

SLID - SOUTH LAKE INFLUENCE DEVELOPMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
07-180-117-00	SILVER RD	9/23/2024	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$15,000	45.45	\$29,909	\$33,000	\$29,909	0.22	0.22	\$150,000	\$3.44	EGB	4982/271		SOUTH LAKE INF DEV	402	
07-750-025-00	7117 RIDGEWAY ST	10/23/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$251,900	66.29	\$503,805	-\$3,766	\$120,039	0.275	0.275	-\$13,695	-\$0.31	LMB3	4897/142		SOUTH LAKE INF DEV	401	
07-140-030-00	7034 CRAWFORD ST	9/27/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,900	46.76	\$233,758	\$61,682	\$45,440	0.284	0.284	\$217,190	\$4.99	GLN	4977/425		SOUTH LAKE INF DEV	401	
07-140-028-00	7038 CRAWFORD ST	10/8/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,400	35.74	\$278,877	\$161,203	\$50,080	0.313	0.313	\$515,026	\$11.82	GLN	4982/20		SOUTH LAKE INF DEV	401	
07-750-009-00	1438 71ST ST	9/6/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$104,300	52.41	\$208,573	\$95,638	\$105,211	0.344	0.344	\$278,017	\$6.38	LMB3	4885/23		SOUTH LAKE INF DEV	401	
07-350-017-00	1224 ASH DR	5/14/2024	\$572,375	WD	03-ARM'S LENGTH	\$572,375	\$310,000	54.16	\$619,983	\$87,901	\$135,509	0.386	0.386	\$227,723	\$5.23	MAES	4945/851		SOUTH LAKE INF DEV	401	
07-750-055-00	7126 RIDGEWAY ST	10/2/2023	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$175,700	52.29	\$351,315	\$110,999	\$126,314	0.413	0.413	\$268,763	\$6.17	LMB3	4892/712		SOUTH LAKE INF DEV	401	
07-350-028-00	1237 SASSAFRAS DR	9/26/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$75,600	63.00	\$151,167	\$88,833	\$120,000	0.471	0.471	\$188,605	\$4.33	MAES	4893/124		SOUTH LAKE INF DEV	401	
07-350-048-00	1243 HEMLOCK DR	9/6/2024	\$581,555	WD	03-ARM'S LENGTH	\$581,555	\$233,600	40.17	\$467,191	\$245,319	\$130,955	0.514	0.514	\$477,274	\$10.96	MAES	4972/541		SOUTH LAKE INF DEV	401	
07-350-042-00	1206 BEECH DR	8/29/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$82,900	67.40	\$165,736	\$88,984	\$131,720	0.517	0.517	\$172,116	\$3.95	MAES	4969/242		SOUTH LAKE INF DEV	401	
07-750-001-00	1448 71ST ST	9/17/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$261,700	52.34	\$523,347	\$134,775	\$158,122	0.517	0.517	\$260,687	\$5.98	LMB3	4974/629		SOUTH LAKE INF DEV	401	
07-750-006-00	1440 71ST ST	9/22/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$139,700	53.73	\$279,313	\$138,809	\$158,122	0.517	0.517	\$268,489	\$6.16	LMB3	4890/147		SOUTH LAKE INF DEV	401	
07-400-008-00	1438 WEST LANE	12/19/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$167,500	44.08	\$335,067	\$139,493	\$94,560	0.591	0.591	\$236,029	\$5.42	GLN	5000/134		SOUTH LAKE INF DEV	401	
07-031-009-60	CREEKWOOD DR	1/21/2025	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$45,500	36.84	\$90,903	\$123,500	\$90,903	1.04	1.04	\$118,750	\$2.73	MAES	5006/427		SOUTH LAKE INF DEV	402	
07-031-009-91	CREEKWOOD DR	3/7/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,500	49.55	\$109,066	\$110,000	\$102,266	1.17	1.17	\$94,017	\$2.16	MAES	4933/52		SOUTH LAKE INF DEV	402	
07-031-009-91	CREEKWOOD DR	11/8/2024	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$54,500	39.21	\$109,066	\$139,000	\$102,266	1.17	1.17	\$118,803	\$2.73	MAES	4990/506		SOUTH LAKE INF DEV	402	
07-031-009-92	CREEKWOOD DR	8/1/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,500	52.08	\$124,992	\$120,000	\$124,992	1.43	1.43	\$83,916	\$1.93	MAES	4878/197		SOUTH LAKE INF DEV	402	
07-031-009-92	CREEKWOOD DR	10/4/2024	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$62,500	43.13	\$124,992	\$144,900	\$124,992	1.43	1.43	\$101,329	\$2.33	RAB	4980/533		SOUTH LAKE INF DEV	402	
07-220-003-00	7033 GLENN OAKS DR	7/14/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,500	50.00	\$94,967	\$95,000	\$94,967	1.56	1.56	\$60,897	\$1.40	RSCON	4871/847		SOUTH LAKE INF DEV	402	
07-350-055-00	CREEKWOOD DR	7/17/2024	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$68,100	52.38	\$136,272	\$130,000	\$136,272	1.629	1.629	\$79,804	\$1.83	MAES	4961/347		SOUTH LAKE INF DEV	402	
07-031-007-30	7098 GLENN OAKS DR	7/12/2023	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$220,400	48.02	\$440,728	\$84,725	\$66,453	1.92	1.92	\$44,128	\$1.01	RSCON	4872/627		SOUTH LAKE INF DEV	401	
07-350-060-00	1228 CREEKWOOD DR	8/21/2023	\$277,200	WD	03-ARM'S LENGTH	\$277,200	\$152,900	55.16	\$305,840	\$151,943	\$180,583	2.066	2.066	\$73,545	\$1.69	MAES	4880/595		SOUTH LAKE INF DEV	401	
07-031-007-61	7070 GLENN OAKS DR	7/2/2024	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$75,600	45.82	\$151,250	\$165,000	\$151,250	4.37	4.37	\$37,757	\$0.87	RSCON	4969/408		SOUTH LAKE INF DEV	402	
Totals:			\$5,938,530			\$5,888,530	\$2,918,200		\$5,836,117	\$2,646,938	\$2,580,925	23.147	23.147								
									Sale. Ratio =>	49.56	Average			Average							
									Std. Dev. =>	8.38	per Net Acre=>			\$114,353 per SqFt=>			\$2.63				

CURRENT LAND VALUATION SUPPOTED. NO CHANGE TO LAND VALUE RATES FOR 2026 ROLL