



NEAR E WILDER ROAD						LESS DESIRABLE	FRONTAGE CLOSE/NEAR TO WILDER ROAD						RATE GROUP: FRONTAGE (D): NR-WILDER RD									
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			
100-L05-000-003-01	5964 TWO MILE RD	11/01/16	\$200,000	QC	03-ARM'S LENGTH	\$200,000	\$112,200	56.10	\$241,764	\$3,236	\$45,000	150.0	233.0	0.80	0.00	\$22	\$4,035	\$0.09	150.00			
100-012-400-050-00	3868 S TWO MILE RD	09/30/20	\$85,500	WD	03-ARM'S LENGTH	\$88,500	\$48,300	54.58	\$187,592	\$87,600	\$186,692	239.4	12225.0	9.74	9.74	\$258	\$8,997	\$0.21	325.86			
100-M03-000-006-00	TRAXLER CT	12/29/18	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$46,200	132.00	\$93,564	\$35,000	\$93,564	138.0	278.4	0.88	0.88	\$254	\$39,683	\$0.91	138.00			
100-012-300-090-04	3932 MONITOR RD	08/29/22	\$6,200,000	WD	03-ARM'S LENGTH	\$6,142,500	\$1,748,200	28.46	\$4,001,362	\$2,253,513	\$112,375	492.0	739.3	8.50	8.50	\$4,581	\$265,119	\$6.09	0.00			
100-M03-000-010-00	3916 TRAXLER CT	03/12/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$212,600	45.23	\$461,861	\$88,143	\$80,004	118.0	245.0	0.66	0.66	\$747	#DIV/0!	#DIV/0!	118.00			
											<b>\$510,480</b>	<b>518.5</b>	<b>20.58</b>									
											Average per FF=		\$985.00	Average per Net Acre=		24,799.84						
											2024 USED \$1000 FF		NOTE: 2021 = \$1500 FF 2022 = \$1200.00 FF 2023 = \$1100.00 FF									

ON E WILDER ROAD						MORE DESIRABLE	FRONTAGE ON E. WILDER ROAD - PRIMARY						RATE GROUP: FRONTAGE (E): WILDER PRIMARY									
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			
100-013-200-010-15	2910 E WILDER RD	08/17/18	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$286,318	49.79	\$1,376,481	\$286,318	\$512,359	241.1	256.5	1.42	1.42	\$1,187	\$201,632	\$4.63	241.11			
100-012-400-160-00	E WILDER RD	02/28/23	\$1,600,000	WD	03-ARM'S LENGTH	\$600,000	\$212,100	35.35	\$428,824	\$600,000	\$428,824	554.7	0.0	50.63	50.63	#DIV/0!	\$11,851	\$0.27	0.00			
100-012-400-130-02	2951 E WILDER RD	01/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$159,300	53.10	\$329,966	\$139,980	\$169,946	101.5	183.0	0.43	0.43	\$1,380	\$328,592	\$7.54	101.46			
100-012-300-090-05	E WILDER RD	10/01/18	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$55,300	14.99	\$115,229	\$370,500	\$115,229	417.0	0.0	9.75	9.75	\$888	\$38,000	\$0.87	416.54			
											<b>\$1,396,798</b>	<b>1,314.3</b>	<b>60.81</b>		<b>60.81</b>		<b>\$580,075</b>					
											Average per FF=		\$1,062.79	Average per Net Acre=		38,000.00						
											2024 USED \$1100 FF		NOTE: 2022 USED \$1800.00   2021 = \$2000 WILDER COM(2060) 2021 = MAIN STREET COM @ \$1900 F 2023 USED \$1200.00 FF									

ACREAGE TABLE (A)							
1-AC	17,500	3-AC	52,500	10-AC	175,000	30-AC	525,000
1.5-AC	26,250	4-AC	70,000	15-AC	262,500	40-AC	700,000
2-AC	35,000	5-AC	87,500	20-AC	350,000	50-AC	875,000
2.5-AC	43,750	7-AC	122,500	25-AC	437,500	100-AC	1,750,000

100-001-200-195-01	3205 S HURON RD	09/29/20	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$249,800	33.31	\$492,129	\$434,771	\$176,900	378.0	940.0	15.25	15.25	\$1,150	\$28,510	\$0.65	378.00	
100-012-400-160-00	E WILDER RD	02/28/23	\$1,600,000	WD	03-ARM'S LENGTH	\$600,000	\$212,100	35.35	\$428,824	\$600,000	\$428,824	554.7	0.0	50.63	50.63	#DIV/0!	\$11,851	\$0.27	0.00	
100-012-300-090-05	E WILDER RD	10/01/18	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$55,300	14.99	\$115,229	\$370,500	\$115,229	417.0	0.0	9.75	9.75	\$888	\$38,000	\$0.87	416.54	
100-012-400-050-00	3868 S TWO MILE RD	09/30/20	\$85,500	WD	03-ARM'S LENGTH	\$88,500	\$48,300	54.58	\$187,592	\$87,600	\$186,692	239.4	12225.0	9.74	9.74	\$258	\$8,997	\$0.21	325.86	
100-L05-000-004-01	TWO MILE RD	11/01/16	\$70,000	QC	03-ARM'S LENGTH	\$70,000	\$41,100	58.71	\$80,100	\$70,000	\$80,100	167.0	514.5	3.77	3.77	\$262	\$18,548	\$0.43	267.00	
											<b>\$1,562,871</b>	<b>89.14</b>	<b>100.74</b>		<b>\$105,905</b>					
											Average per Net Acre=		17,531.98							

LARGER ACREAGE SEE SALE 100-012-400-160-00 @ 50.63 AC AT \$11,850 PER AC OR \$12,000